

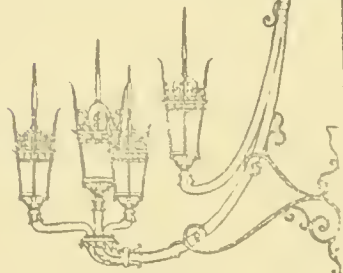
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BUILDING DEFICIENCIES REPORT
PARK PLAZA - STAGE I

V

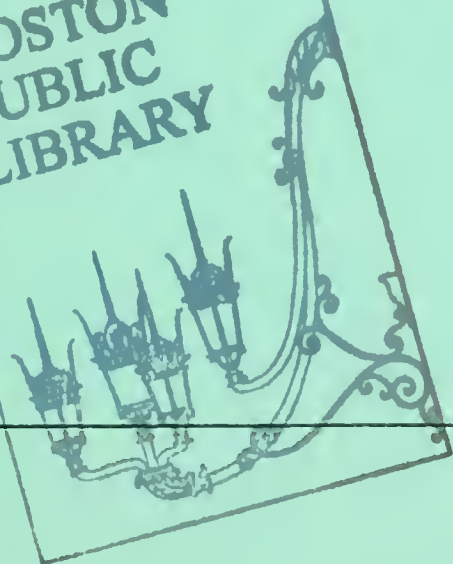
for the

Vol. 2 BOSTON REDEVELOPMENT AUTHORITY

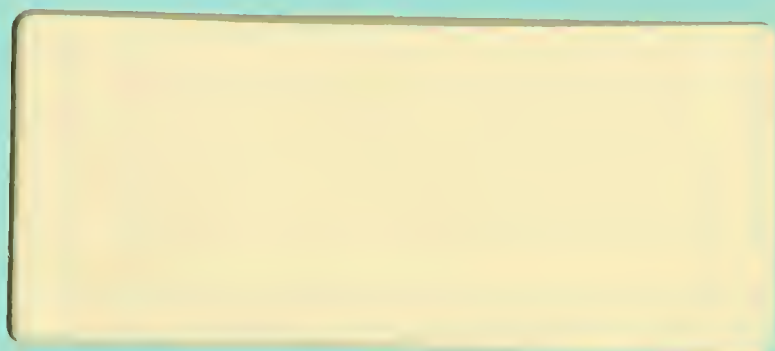
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MAIN
CHAS. T. MAIN, INC.



BUILDING DEFICIENCIES REPORT
PARK PLAZA – STAGE I

IV

for the

Vol. 2 BOSTON REDEVELOPMENT AUTHORITY

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Chas. T. Main, Inc.

C-2405-6015

April 1973

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C. A. DAUBER
BAUMRUCKER

MAIN
CHAS. T. MAIN, INC.
Engineers

SOUTHEAST TOWER, PRUDENTIAL CENTER, BOSTON, MASSACHUSETTS 02199 • TELEPHONE 617-262-3200

July 16, 1973

C2405-6015

SUBJECT: Central Business District
Engineering Services Contract
Contract Register No. 67-15
Building Deficiencies Report
Park Plaza Stage 1

Boston Redevelopment Authority
City Hall - Romm 900
One City Hall Square
Boston, MA. 02201

Attention: Mr. Robert T. Kenney, Director

Dear Mr. Kenney:

Chas. T. Main, Inc. was engaged by the B.R.A. to perform a routine engineering assignment; namely, to examine buildings and report on their condition.

Mr. David C. Stewart, Vice President in charge of the Industrial Division of Chas. T. Main, Inc., designated Francis J. Conroy as Project Manager for this assignment with the approval of the B.R.A. Mr. Conroy assigned qualified personnel from MAIN's staff of approximately 1000 to perform this task. Mr. Conroy chose experienced professional engineers and qualified engineering technicians from MAIN's staff. Briefing sessions were held in our office to familiarize all assigned personnel with the building examination forms, and the

concepts in the material code and the building condition code. All the teams were then taken through a sample building for comparative purposes to establish a conservative uniform and consistent rating system.

The survey teams were instructed to concentrate on the serious deficiencies where they exist and to ignore defects which were insignificant.

Inside walls for example does not describe partitions but refers to structural support walls. Defects in these walls constitute a threat to the structural soundness of the building in which they occur. Where leaks through these walls were discovered, it was evident that water had penetrated the wall and worked its way through to the interior. The majority of the buildings in the study area are constructed of light wood and masonry and were built at a time when lime mortar was used in the brick joints instead of portland cement. Water permeating this lime mortar seriously weakens the effectiveness of the walls to support the structure.

The survey teams reported on floors which sag or pitch. A sag in a floor means not only that the supporting material has deformed beyond its elastic limit, but also that in its deformed condition it has a present load carrying ability much reduced from the original capacity.

Where a noticeable slope in the floor has been discovered, the underlying cause generally is due to the differential settlement of the support

walls and columns. The supporting beams under a floor that pitches may not have the original bearing area at their point of support, again limiting the allowable load which the floor will support.

Masonry and joints (mortar or bricks) - loose, missing or deteriorated was reported on as a percentage of the total exterior wall observed. Deterioration of old lime mortar was a frequent cause of this trouble coupled with lack of maintenance. Where an outside wall was reported out of plumb it was either found to bulge outward or lean noticeably, seriously hampering its ability to support the building floors and roof.

The ability of the foundation to support the building wall above is questioned where exterior foundations were reported to be sinking or out of line.

Structural columns are the supporting posts upon which the building frame rests. Therefore, where those columns or the piers on which they rest are found to be loose, missing or deteriorated, a serious condition exists.

In general the first evidence of decay in a building is found on the roof. When roofing material is loose, missing or deteriorated, rain water is free to attack the roof support members.

Mr. Robert T. Kenney

-4-

July 16, 1973

We hope that these comments will help in understanding and interpreting the Building Deficiencies Report - Park Plaza Stage 1.

Very truly yours,

CHAS. T. MAIN, INC.

A handwritten signature in cursive script that reads "David C. Stewart".

David C. Stewart
Vice President

A small, stylized handwritten mark or signature, possibly a monogram or a flourish, located to the right of the typed name.

BUILDING DEFICIENCIES REPORT

PARK PLAZA STAGE I

CONTENTS

Letter of Transmittal

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W. M. HALL
G. R. RICH
W. J. LESSARD
C. A. DAUBER
M. BAUMRUCKER

MAIN
CHAS. T. MAIN, INC.
Engineers

SOUTHEAST TOWER, PRUDENTIAL CENTER, BOSTON, MASSACHUSETTS 02199 • TELEPHONE 617-67-3200

May 18, 1973

C2405-6015

SUBJECT: Central Business District
Engineering Services Contract
Contract Register No. 67-15
Building Deficiencies Report

Boston Redevelopment Authority
City Hall
Room 900
One City Hall Square
Boston, MA. 02201

Attention: Mr. Robert T. Kenney, Director

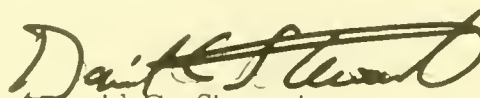
Dear Mr. Kenney:

In accordance with our contract and in response to the letter of the Boston Redevelopment Authority dated March 17, 1973 to Chas. T. Main, Inc., please find 40 copies of the Building Deficiencies Report accompanying this letter. This report details the conditions found by our engineers in their inspection of the buildings in the Park Plaza Stage 1 during March and April 1973.

We wish to acknowledge the cooperation and assistance provided by your staff in preparing this report.

Very truly yours,

CHAS. T. MAIN, INC.


David C. Stewart,
Vice President

DCS/beb

I. THE CHARGE TO CHAS. T. MAIN, INC.

Chas. T. Main, Inc. was directed to resurvey and report on the condition of 63 buildings in the Park Plaza Area of the Central Business District, Boston, Massachusetts. Six other buildings in this area were not included in the charge and were not surveyed. These are the buildings identified on the Park Plaza Urban Renewal area Map No. 3, June, 1971, as not to be acquired.

The examination of the physical condition of these buildings was performed during March and April 1973 by engineering teams consisting of 2 men each. Their findings are shown on the Buildings Examination Schedule forms which are reproduced in Appendix A.

II. THE METHOD USED TO APPRAISE AND REPORT BUILDING DEFICIENCIES

A. Objective

This survey was undertaken to determine the actual physical characteristics of the buildings so as to measure the building conditions within the study area.

B. Procedures - General

The inspectors were carefully instructed in rating the conditions of structural and other physical details in accordance with the format previously developed for rating buildings in Central Business District areas. These standards were developed pursuant to federal law and are consistent with standards employed by the Authority in other projects previously undertaken. Thus this survey can be compared with earlier reports prepared by Chas. T. Main, Inc. of other urban renewal areas in Boston and elsewhere.

C. Survey Standards

The survey form provides for the recording of all pertinent information concerning the type and condition of walls, floors, ceilings, roofs, exits, major mechanical equipment, fire safety devices, utilities and other fixtures within all structures.

The buildings were examined and classified physically as standard, deficient, or structurally substandard

A structurally substandard building is one containing two or more major structural defects, or one major structural defect, plus defects in more than 25% of those other items that were examined and scored.

A deficient building is one containing one major structural defect, or defects in more than 25% of those other items that were examined and scored.

Certain non-structural items were observed but were not included in the scoring.

Major structural defects consist of the following:

1. Inside Walls
 - (a) Cracks in base material
 - (b) Base material loose, missing, broken
 - (c) Evidence of leaks
3. Floors
 - (b) Floor sagging or pitched
8. Outside Walls
 - (a) Masonry & Joints – Loose, missing or deteriorated
 - (b) Other
 - (d) Walls out of plumb; Line
9. Foundations Exterior
 - (a) Surface loose, broken, or deteriorated
 - (b) Foundation deteriorated, sinking, out of line
14. Public Corridors
 - (d) Floors worn, sagging, or deteriorated
15. Basement
 - (a) Foundation walls deteriorated
 - (b) Columns, piers loose, missing, deteriorated
 - (d) Framing split, deteriorated
28. Roof
 - (a) Roof material loose, missing, or deteriorated
 - (b) Roof sags or out of line

A defect was found to exist if the item examined was more than 25% deficient. If it was possible to measure the width, length, area, or surface of the item examined, then the 25% was taken of such width, length, area or surface; otherwise, the 25% was a measure of the degree or intensity of the defect.

If the same item was examined on several floors, the average of the per cents of deficiency given to the condition of such items on each of the floors was used.

D. Guidelines Used in Reporting Building Conditions Data in the Park Plaza Project

The following guide was used in conducting the survey of building conditions to provide detailed information and permit evaluation of buildings using the B.R.A. Building Examination form.

Definitions

A building is considered a structure built separately from adjacent or adjoining structures. Common walls and/or fire walls shall constitute separation of buildings and common ownership or use of adjoining buildings shall in no way determine the use of the building condition survey form.

The Condition Code used on the survey forms rates the extent of deficiency and/or deterioration using the numbers 1, 2, 3, or 4 to indicate the condition according to the formula set forth in the code. Where several localized deficiencies or deterioration exist, the examiner used his judgment and discretion in scoring. The percent of deficiency or deterioration is to be considered as a factor of area, length or units.

M is used only for makeshift construction, repair or for a facility used to serve a purpose for which it is inadequate and/or unsafe. When M is indicated, a condition of 3 or 4 is also indicated.

X indicated that no item of this category exists and no score is applicable.

S indicates that the item exists but the examiner could not see nor obtain information regarding it from a reliable source.

Type of Structure is indicated as:

A = Attached, when a building is butted on *two or more* major walls.

S = Semi-attached, when a building is butted on *one* wall by another building.

D = Detached, meaning a freestanding building.

Number of Floors. To the number of floors is added "B" for basement, "SB" for sub-basement, ½ for attic (e.g., a 5-story building with basement, sub-basement and attic is shown as "5½ B-SB").

Floor and Location Definitions:

A basement is a level of three or more steps below ground or sidewalk level from the front of the building.

A street floor is one on sidewalk or ground level or a level which is no more than two steps below or above ground or sidewalk level from the front of the building.

Right and left of building are as viewed from its front, outside, looking in.

Referring to the form, information is given in this sequence:

1. Inside Walls. Percent of construction materials of which the structure is composed is indicated.

Loose paper or tile, blistered, peeling or missing paint, or other deteriorated wall coverings, cracks in plaster, wall tile, mouldings, exposed lath, chipped wallboards, holes in walls or baseboard and broken mouldings are reported.

Watermarks, deterioration near plumbing fixtures, on walls and ceilings are reported.

2. Inside Ceilings. Percent of construction materials of which the structure is composed is indicated.

Loose paper or tile, blistered, peeling or missing paint, or other deteriorated coverings, cracks in plaster or other finish, exposed lath, loose or missing ceiling finish and broken mouldings, watermarks and deterioration near plumbing fixtures are reported.

3. Floors. Percent of construction materials of which structure is composed is indicated.

Worn, loose, torn or missing linoleum, floor tiles, paint, varnish or other finish, worn, loose or missing floor boards, protruding nails, buckled surface and warped, settled, sagging or pitched floors are reported.

4. Windows. Percent of construction materials of which window structures are composed is reported.

Broken sash cords and stop beads, broken, inoperable or missing locks, deteriorated sills, sashes, frames and glazing are reported.

5. Utilities - Plumbing

(a) Fixtures. All toilet fixtures are identified as modern or otherwise. A modern fixture is any fixture whose basic mechanical design and styling is of the current period.

(b) Whether venting of all plumbing is in accordance with current practices is indicated "Yes", "No", or "partial" as applicable.

(Precode construction practice frequently omitted traps at each fixture and provided one running trap in the outfall line, usually in the basement).

(c) Supply Piping. All visible hot and cold water piping was inspected for leaks, general corrosion, condition and soundness of insulation.

(d) Drain Lines. Drain lines were inspected for leaks and general corrosion conditions.

6. Toilet Rooms

(a) All walls were identified by type of materials. Where more than one material is used, it was noted and the general condition listed.

(b) The ceiling was identified by material and the general condition noted.

(c) The floor was identified by type of construction and covering material and the general condition noted.

(d) The partitions were listed by material and the general condition noted.

(e) The ventilation was listed as natural or mechanical and if mechanical the general condition of the fan and duct work should be noted. If not ventilated in accordance with current requirements, it was noted.

7. Utilities Electrical

(a) All wiring was listed as modern or otherwise and the general condition noted.

(b) All fixtures were listed as modern or otherwise and the general condition noted. For example receptacles should be 3-conductor grounding type to qualify as modern.

8. Outside Walls

Masonry, joints, trim, siding, cornices, fascia, parapets, gargoyles, etc. were checked for loose, missing or deteriorated construction materials.

Exterior building column pilasters and masonry encasements of structural members were checked for evidence of cracks, or stains vertical or horizontal, which are an indication of deterioration in the structural members.

9. Foundations, Exterior

Loose, missing, cracked or deteriorated construction materials are reported.

Sags, bulges, settlement and vertical alignment and evidence of settling or piling failure was reported.

10. Marquee or Canopy

Condition of construction materials and cracks or settlement were reported.

11. Primary Egress

Location and number of additional egresses are noted when any egress does not conform to current requirements it is related in Item 30 "Comments".

Dual egress exists if the structure has a front and rear stairway and/or fire escape which allows occupants to reach the outside at ground level. Both means of egress must be free of obstructions.

Comments are made on inadequacy of handrail, stair, width of enclosure.

12. Front Exterior Stairs

Construction materials and their condition are reported.

13. Front Interior Lobby and Stairs

Construction materials and condition and structural soundness are reported.

14. Public Corridors

Construction materials and condition and structural soundness are reported.

15. Basement

Mortar joints were examined. Evidence of leakage through foundation; cracks and settlement in walls, floors and columns were reported.

Types of construction materials and condition of ceilings, framing, doors, bulkheads were reported.

All plumbing, including vents, drains and supply pipes was inspected and reported for corrosion, leaks and repairs. Chimneys were inspected.

Conditions in boiler rooms not conforming to current requirements were reported.

16. Utilities - Heating

(a) The type of fuel such as coal, oil, gas or purchased steam was identified.

(b) The type of central heating system such as hot air furnace, hot water or steam boiler was reported. The central system was inspected for corrosion and soundness of insulation, valve packings, ductwork and pipe fittings, and associated equipment pertinent to the function of the boiler or furnace for general condition.

(c) Installed space heating equipment such as radiators, pipe coils, unit heaters, finned tube baseboard radiation pipe and fittings were inspected for degree of corrosion and leaks.

(d) Incinerators were inspected and reported as to type as follows:

1. Masonry. Any unit built in place of all masonry or a combination of masonry and other structural materials. For ease of identification any unit of a permanent type construction was considered masonry.

2. Prefabricated. Any unit prefabricated, preassembled or field assembled. For ease of identification any unit of a movable or reassemblable type was considered prefabricated.

All incinerators were inspected for degree of exterior corrosion and general structural condition with particular attention given to mortar and welded joints.

17. Utilities - Hot Water

(a) The type of fuel such as oil, gas, electricity, coal or purchased steam was identified and the type of hot water generating equipment as defined in paragraphs 1, 2 and 3 below:

Chas. T. Main, Inc.

C-2405-6015

April 1973

1. Side Arm. A heat exchanger generally close coupled to a hot water boiler or steam boiler below the normal operating water level. For ease of identification, any heat exchanger utilizing hot water for heat transfer without mechanical assistance such as a circulating pump was considered a side arm unit.

2. Internal. A heat exchanger installed in the central heating boiler.

3. Separate exchangers are located remote from the central heating boiler but utilizing steam or mechanically circulated hot water from the central boiler or purchased steam for heat transfer.

The units were inspected for general structural condition, leaks and degree and soundness of insulation.

18. Primary - Electrical Utilities

The type of current (AC or DC) and the voltage is listed: (120-208, 208-480 or 120/208/480).

All switchgear is listed as modern enclosed or otherwise and the general condition noted.

19. Utilities - Air Conditioning

(a) Service. The type of system was identified as cooling or heating-and-cooling. The pipe valves and fittings were observed for leaks and corrosion and the soundness of insulation and pertinent components noted. The rated capacity in tons of refrigeration was listed.

(b) System. The system is further identified as a package unit, central fan room or fan-coil units and the general condition of the specific units indicated.

(c) Cooling. The method of heat transfer from the cooling coil such as direct expansion, chilled water or brine is noted and the general condition of the piping and insulation indicated.

(d) Condensing. The method of condensing is identified such as city water, cooling tower or evaporative condensers. All piping accessories and equipment pertinent to the condensing circuit was observed and the general condition indicated.

(e) Ductwork. Ductwork was noted as to general condition and the percent of the total building floor area with installed ductwork listed.

20. Utilities - Product Refrigeration

(a) The type of system is identified and the general condition of all piping, accessories and other equipment indicated.

(b) The area and holding temperature of the refrigerated space is listed.

(c) The method of condensing is identified and the general conditions of all piping, accessories and pertinent equipment indicated.

21. Rear Exterior Stairs

Construction materials and their condition is reported.

22. Rear Interior Lobby and Stairs

Construction materials and condition and structural soundness are reported.

23. Delivery Facilities

The information given is self-explanatory.

24. Loading Platform

The information given is self-explanatory.

25. Elevators

The number of cable, hydraulic, freight, passenger and sidewalk elevators together with condition and their rated capacity are indicated.

The method of operating and condition of equipment are indicated.

Under certain conditions, the power source for operating elevators is different from that used for power and lighting in the building, and an indication is given whether D.C. current conversion or generation equipment is in the building.

26. Fire Protection

The type or kind of fire protection equipment and its condition is reported.

27. Penthouse

Construction materials and their condition are reported.

28. Roof

The type of roofing material and its condition is reported.

Depressions, sagging on flat roofs as distinguished from designed slope are reported.

Chimneys were inspected for material and condition.

Flashing, gutters, leaders, cornices, fascia, etc. were inspected for material and condition.

29. Parking

The information given is self evident.

30. Comments

Here are given explanatory notes, diagrams or other pertinent items of information not evident in the body of the form. All comments refer to specific item numbers.

III. SUMMARY OF FINDINGS

The findings of the engineering teams show the condition of each building in each block. The totals show the number of buildings examined in each block and a summary of the building ratings.

There are 68 buildings in the area studied. Of these 6 buildings were not rated because the Authority did not require them to be surveyed; 6 others were not rated because access to the interior was denied to our examination teams; twenty-one were rated to be standard; eleven, deficient; and twenty-four structurally substandard.

For the overall area examined the summary by percent of buildings is as follows:

9% not rated because they were excluded from the survey;

9% not rated because access to the buildings was denied;

31% standard; 16% deficient; and 35% structurally substandard.

Access was denied our engineers at buildings:

4 5/2	Bradbury Building
4 3/4	Playboy Club
1/1	2 Park Square
3/2	3 Park Square
4/3	4-A Park Square
6/5	Seamen's Friend Society.

On the following pages the buildings are listed by blocks.

III SUMMARY OF FINDINGS

Block No.	Building No.	Condition Ratings:			Not Rated	
		Std.	Deficient	Subst'd.	Access Denied	Not Authorized
S2B3B	59/1		X			
	58/2		X			
	57/3A		X			
	57/3B		X			
	56/4			X		
	55/5	X				
	54/6A, 6B, 6C		X			
	52/7	X				
	61/8 and 9B			X		
	50/9A			X		
	49/10	X				
	48/11, 12			X		
	47/13	X				
S2B3B	13	4	5	4	0	0
S2B3A	46/1	X				
	45/2				X	
	44/3			X		
	43/4				X	
S2B3A	4	1	0	1	2	0
S2B4A	126/1					X
S2B4A	1	0	0	0	0	1
396-407	42/1	X				
396-407	1	1	0	0	0	0
397A	9/1			X		
	41/2		X			
397A	2	0	1	1	0	0
394	1/1				X	
	3/2				X	

Block No.	Building No.	Condition Ratings:			Not Rated	
					Access Denied	Not Authorized
		Std.	Deficient	Subst'd.		
394 cont'd.	4/3	X			X	
	5/4					
	6/5				X	
	128/6					
	7/7					
	8/7					
394	8	1	0	3	4	0
393	Carver St.:	X				
	34/17					
	35/18					
	11/23					
	Townsend Place:	X				
	37/19					
	38/20					
	40/22					
	Boylston St.:	X				
	10/24					
	12/25					
	13/26					
	14/27					
	15/28					
	16/29	X				
	17/30					
	18/31					
	19/32					
	26/39	X				X
	27/40					
	124/41					
	125/1					

Block No.	Building No.	Condition Ratings:			Not Rated	
		Std.	Deficient	Subst'd.	Access Denied	Not Authorized
393 cont'd	Boylston Place:					
	20/33		X			
	22/34			X		
	23/35			X		
	24/36			X		
	25/37			X		
	62/38					X
	Tremont St.:					
	73/2			X		
	72/3	X				
	Stuart-Eliot St.:					
	71/4	X				
	70/5			X		
	69A/6A , 69B/6B			X		
	68/7	X				
	67/8			X		
	66/9	X				
	65/10	X				
	64/11	X				
	63/12	X				
	28/13	X				
	29/14	X				
	31/15		X			
393	39	14	5	15	0	5
Grand Totals	68	21	11	24	6	6

APPENDIX A

Report on Buildings

CONTENTS

Block No.	Building No
S2B3B	59/1 58/2 57/3A 57/3B 56/4 55/5 54/6A, 6B, 6C 52/7 61/8 and 9B 50/9A 49/10 48/11, 12 47/13
S2B3A	46/1 45/2 44/3 43/4
S2B4A	126/1*
396-407	42/1
397A	9/1 41/2
394	1/1 3/2

* Not included because survey was not required by the Authority

**Block
No.**

Building No.

394

4/3
5/4
6/5
128/6
7/7
8/7

393

Carver St.:

34/17
35/18
11/23

Townsend Place:

37/19
38/20
40/22

Boylston St.:

10/24
12/25
13/26
14/27
15/28
16/29
17/30
18/31
19/32
26/39*
27/40*
124/41*
125/1*

* Not included because survey was not required by the Authority.

**Block
No.**

Building No.

393

Boylston Place :

20/33

22/34

23/35

24/36

25/37

62/38*

Tremont St.:

73/2

72/3

Stuart-Eliot St.:

71/4

70/5

69A/6A and 69B/6B

68/7

67/8

66/9

65/10

64/11

63/12

28/13

29/14

31/15

* Not included because survey was not required by the Authority.

BLOCK S2B3B

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	49/10
ADDRESS	256 BOYLSTON STREET
OWNER/AGENT	LEE FIELD
ALSO KNOWN AS	BACHELOR'S III

Some of the outlets are not grounded.

Parapet steel considerably rusted and roof drains are uneven.

The floor of the basement slopes at several locations. Basement is considered hazardous due to the fact that on the Boylston Street side there is no emergency exit and use of the kitchen necessitates one.

STANDARD

Building Classified by

James J. Courcy
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

David C. Stewart
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. S 28 38

BUILDING NO. 49/10

NUMBER OF FLOORS 4 1/2 + Bst.

ADDRESS 256 Boylston Street

OWNER/AGENT Lee Field

ALSO KNOWN AS Bachelor's III

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	8	6	1.3
b) Base matl. loose, miss., broken	7	6	1.2
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	12	6	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			X
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{137}{118} = 1.6 \quad \text{Minor Defects} = 0$$

$$\text{Major Defects} = 0$$

BOSTON REDEVELOPMENT AUTHORITY

FD-302 (Rev. 1-74)

BUILDING EXAMINATION SCHEDULE

OF

BRK PROJ. N. ME. & NO.

BRK BLK. & COR. NO. **52 B 3 B**

BUILDING NO. **264**

OWNER AGE. **WOMENS EDUCATIONAL AND INDUSTRIAL UNION**

ALSO KNOWN AS

MATERIAL CODE: (Cont.)

AL - Aluminum

ASB - Asbestos

B - Brick

BR - Brass/Bronze

C - Concrete

CB - Concrete Block

CL - Cast Iron

CONC - Concrete

CU - Copper

GR - Granite

HAC - Hanging Acoustical

L - Lead

M - Marble

OJ - Open Joist

PL - Plaster

SL - Slate

SM - Sheet Metal

STL - Steel

STO - Stone

STU - Stucco

T - Tile

WD - Wood

T & G - Tar & Gravel

CONDITION CODE:

1 - No deficiencies or deterioration

2 - Def. - det. less than 25%

3 - Def. - det. 26% to 50%

4 - Def. - det. Over 50%

M - Makeshift - Inadequate

X - None or not applicable

S - Not seen, inaccessible

BUILDING TYPE: **IV**

Floor Location

1 INSIDE WALLS (1, 2, 3, 4, M, X, S)

a) Cracks in base material

b) Base material loose, broken

c) Evidence of leaks

2 INSIDE WALLS (OI PL SM C, HAC)

a) Cracks in base material

b) Base material loose, broken

c) Evidence of leaks

3 FLOORS (WID, COP)

a) Flooring worn, loose, or missing

b) Floor signs or pitched

c) Evidence of deterioration

4 WINDOWS, WID, STL, AL

a) Inoperable or deteriorated

b) Wind. & Slack. (pancake and/or obst.)

5. UTILITIES, PLUMBING (1, 2, 3, 4, M, X, S)

a) Fixtures, Modern Y N P

b) Fix., Vented, Currently Y L M P

c) Supply lines

6. TOILET ROOMS (1, 2, 3, 4, M, X, S)

a) Walls

b) Ceiling

c) Floor

d) Partitions

e) Vent. and, Currently Y N P

7. UTILITIES, ELECTRICAL (1, 2, 3, 4, M, X, S)

a) Wiring, exp. and Y N P

b) Fixtures, modern Y N P

MATERIAL CODE: (Cont.)

AL - Alley

CT - Court

ST - Street

O - Other

S-BST - Subbasement

IST - Basement

L-UP - Floor No.

MEZ - Mezzanine

PH - Penthouse

AT - Attic

Rt - Right

Lt - Left

F - Front

R - Rear

S - Side

BUILDING TYPE:

Type I - Fireproof

Type II - Semi-Fireproof

Type III - Heavy Timber & Masonry

Type IV - Light Wood & Masonry

Type V - Metal Frame

Type VI - Wooden Frame

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

! - See "Comments"

Type Structure: A S D

Structure Converted: Yes No

YEAR BUILT: **1888**

CHIEF HERE: **No floor number 13**

Subbasement

Crawl Space

OCCUPANCY GROUP:

Group A - Theatres

Group B - Halls

Group C - Schools

Group D - Hospitals & Detention Buildings

Group E - Commercial Bldgs. of Hazardous Occupancy

Group F - Office & Commercial Buildings

Group G - Commercial Bldgs. of Non-hazardous Occupancy

Group H - Unlimited Habitation & Large Dwellings

Group I - Limited Habitation & Small Dwellings

Other

No. Floors **4**

No. D.U.'s **0**

WARD NO. DATE **3/8/73**

AM. **1 P.M.**

50/94

		MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & joints — Loose, missing or det.		2
b) Other		—
c) Tiltup, loose, missing or det.		WD
d) Walls out of plumb	Line Loca.	3
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Foundation, loose, missing or det.		3
b) Saturated, broken, or det.		4
c) Foundation, sinking, out of line		—
10. FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)		
a) Foundation, loose, missing or det.		—
b) Foundation, sinking, out of line		—
c) Foundation, cracked, broken, or det.		—
d) Foundation, loose, missing or det.		—
e) Foundation, sinking, out of line		—
f) Foundation, cracked, broken, or det.		—
11. FOUNDATION INTERIOR (1, 2, 3, 4, M, X, S)		
a) Foundation, loose, missing or det.		—
b) Foundation, sinking, out of line		—
c) Foundation, cracked, broken, or det.		—
d) Foundation, loose, missing or det.		—
e) Foundation, sinking, out of line		—
f) Foundation, cracked, broken, or det.		—
12. FOUNDATION EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Foundation, loose, missing or det.		—
b) Foundation, sinking, out of line		—
c) Foundation, cracked, broken, or det.		—
d) Foundation, loose, missing or det.		—
e) Foundation, sinking, out of line		—
f) Foundation, cracked, broken, or det.		—
13. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation, walls deteriorated		—
b) Cols, piers, loose, missing, det.		—
c) Ceiling to rise, missing, det.		—
d) Framing split, deteriorated		—
e) Impervious floor, broken, det., missing		—
f) Doors, bulkheads, deteriorated		—
g) Wind & skylits deteriorated		—
h) Wind & skylits opaque and/or obst.		—
i) Stairs deteriorated		—
j) Stairs obstructed		—
k) Lighting fix. present, operable		—
l) Cellar properly ventilated		—
m) Free of dampness, water		—
n) Plumbing, leaks & corrosion		—
o) Sump pump & pit		—
p) Enclosed boiler room		—
q) Boiler room ventilated		—
r) Boiler room door metal clad		—
s) Boiler room door self closing		—
No.		—

		MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
a) Method		—
b) Type — Oil, gas, Coal, (Purch. Steam)		—
c) Type — Hot Air		—
d) Type — Hot Water		—
e) Type — Steam		—
f) Type — Unit Heaters, Limited Tube, Ducts		—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
a) Method		—
b) Type — Oil, gas, Coal, (Purch. Steam)		—
c) Type — Hot Air		—
d) Type — Hot Water		—
e) Type — Steam		—
f) Type — Unit Heaters, Limited Tube, Ducts		—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC		—
b) DC		—
c) Switchgear, modern		—
d) Switchgear, old		—
e) Switchgear, modern		—
f) Switchgear, old		—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
a) Type		—
b) Service		—
c) Cooling, Htg & Cooling		—
d) System		—
e) Cooling		—
f) Direct Exp. Chilled Water, Purch. Brine		—
g) Condensing		—
h) City Water, Cooling Tower, Evap. Cond.		—
i) Ductwork: Yes No		—
j) % Bldg. Floor Area		—
k) % of building A/C (No. of floors)		—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX Brine, Purch. Brine		—
b) Area		—
c) Condenser		—
d) City Water, Evaporation, Cooling Tower		—
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		—
b) Railings, loose, missing, broken		—
c) Obstructed		—
d) Walls cracked, broken, or det.		—
e) Ceilings cracked, broken, or det.		—
f) Floors worn, sagging, or det.		—
g) Stairs worn, broken, sagging		—
h) Railings loose, broken, missing		—
i) Lighting fixtures present, operable		—
j) Panic bars		—
No.		—

		MATL/COND
23. DELIVERY FACILITIES		
a) Off Street Loading No.		—
b) On Street Loading No.		—
c) R. R. Sidings No.		—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Platform loose, missing, or det.		—
b) Saturated, broken, or out of line		—
c) Foundation, loose, missing, or det.		—
d) Foundation, sinking, out of line		—
e) Foundation, cracked, broken, or det.		—
f) Foundation, loose, missing, or det.		—
25. LOADING PLATFORMS (1, 2, 3, 4, M, X, S)		
a) Cable		—
b) Hydr.		—
c) Weight No.		—
d) Capacity No.		—
e) Drive AC DC		—
f) Manually operated		—
g) Semi-automatic		—
h) Automatic		—
i) Elevator (s) enclosed		—
j) Empty elevator shaft No.		—
k) Power Source, Purch.		—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry		—
b) Fire Detectors, Mech.		—
c) Portable Extinguishers		—
d) Standpipes		—
e) Fire Towers		—
f) Fire Escapes, No. / ; to grade, No. lateral, No.		—
27. TENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed		—
b) Stairs worn, broken, sagging		—
c) Walls cracked, broken, or det.		—
d) Wind & skylits deteriorated		—
e) Wind & skylits opaque and/or obst.		—
28. ROOF (1, 2, 3, 4, M, X, S)		
a) Roof mat, loose, missing, or det.		—
b) Roof sags or out of line		—
c) Chimney (s) det. or out of plumb		—
d) Gutters, downspouts, loose, missing, det.		—
e) Cornices, fascia, loose, missing, det.		—
29. PLUMBING (1, 2, 3, 4, M, X, S)		
a) Open		—
b) Roof		—
c) Garaged		—
d) Garage Condition (1, 2, 3, 4, M, X, S)		—
No.		—

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	50/9A
ADDRESS	264 Boylston Street thru to 45 Providence St.
OWNER/AGENT	Women's Educational and Industrial Union
ALSO KNOWN AS	

Several junction boxes are open.

Diagonal cracks have occurred on the outside wall.

The building has settled and is structurally questionable.

The fire escape has missing steps.

There are loose bricks on the chimney.

Fifteen per cent of the available space in the building is vacant.

The ceiling in the work shop on the top floor and the wooden stairway to the roof are decayed.

SUBSTANDARD

Building Classified by	<u>Francis Flourey</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>David H. [Signature]</u>	<u>4/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. S 2B 3/3

BUILDING NO. 50/9A

NUMBER OF FLOORS 4

ADDRESS 264 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Women's Education and Industrial Union

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	11	5	2.2
b) Base matl. loose, miss., broken	10	5	2.0
c) Evidence of leaks	11	5	2.2
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	13	5	2.6
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			x
d) Walls out of plumb ; Line ; Loca.			3
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			4
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			3
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			—

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{176}{90} = 1.96$$

Minor Defects = 0

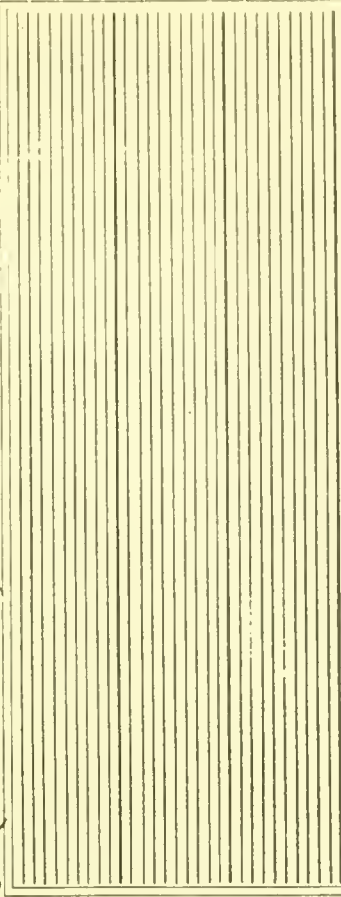
Major Defects = 7

30. COMM.F.T

Ref.
Item

2c Skylight leaks at rear of Prov St. Bldg.
 9 Foundation Has Sink
 7a Several chinked Boxes OPEN-Exposed wire
 28 THREE SIZEABLE LEAKS IN ROOF OF BAKERS ROOM AND PLASTER FALLING FROM CEILING=note 2c
 16 Boilers
 13 NARROW WOODEN STAIRWAYS NOT ENCLOSED-IN ADEQUACY IN WIDTH, HANDRAIL, EGRESS, AND STAIRS SAG.
 14 SOME DIAGONAL CRACKS IN OUTSIDE WALLS (INTERIOR COURT YARD)
 10% OF BLDG. VACANT

THE BUILDING IS STRUCTURALLY QUESTIONABLE



Building Surveyed by Donald J. Smith 3/8/73
 Date
 Countersigned by Daniel C. Howard 4/10/73
 Date
 Boston Redevelopment Authority William J. Vincent 4/17/73
 Project Engineer Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

AREA PROJ. NAME & NO. **PARK PLAZA**

AREA BLK. & ALIC NO. **52B3B**

BUILDING NO. **61/8 AND 9B**

ADDRESS **270 BOSTON ST.**

OWNER AGE & T **WOMENS**

ALSO KNOWN AS

WARD NO. DATE **3-8-73** **A.M.** **P.M.**

No. Floors **5**
No. D.U.'s **NONE**

UNION

EDUCATIONAL AND INDUSTRIAL

MATERIAL CODE: (Cont.)	LOCATION CODE:	BUILDING TYPE:	OCCUPANCY GROUP:
AL - Aluminum	AL - Alley	Type I - Fireproof	Group A - Theatres
ASB - A b to b	CT - Court	Type II - Semi-Fireproof	Group B - Halls
B - Brick	ST - Street	Type III - Heavy Timber & Masonry	Group C - Schools
BR - Brass/Brone	O - Other	Type IV - Light Wood & Masonry	Group D - Hospitals & Detention Buildings
C - Concrete	S-RST - Subbasement	Type V - Metal Frame	Group E - Commercial Bldgs. of Hazardous Occupancy
CL - Concrete Block	IST - I-UP	Type VI - Wooden Frame	Group F - Office & Commercial Bldgs.
CI - Cast Iron	MEZ - Floor No.		Group G - Commercial Bldgs. of Non-hazardous Occupancy
CONC - Concrete	PU - Mezzanine		Group H - Unimproved Habitation & Large Dwellings
CU - Copper	AT - Attic		Group I - Limited Habitation & Small Dwellings
GR - Granite	RT - Right		Other
HL - Hanging Acoustical	LT - Left		
L - Lead	F - Front		
M - Marble	R - Rear		
OJ - Open Joint	S - Side		
PL - Plaster			
SL - Slate			

CONDITION CODE:	SYMBOLS:
1 - No deficiencies or deterioration	Y - Yes
2 - Def. - det. less than 25%	N - No
3 - Def. - det. 25% to 50%	P - Partial
4 - Def. - det. Over 50%	• - See "Comments"
M - Makeshift - Inadequate	
X - None or not applicable	
S - Not seen, inaccessible	

Type Structure: A ✓ S D

Structure Converted: Yes ✓ No

From **Townhouses**

CHECK HERE:
No floor number **13**
Subbasement **N**
Crawl Space **N**

YEAR BUILT: **1888** **Approximately**

OCCUPANCY GROUP: **F**

BUILDING TYPE: **IV**

Floor Location	MATERIAL/CONDITION														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1 INSIDE WALLS (1, 2, 3, 4, M, X, S)	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ	MEZ
a) Cracks in base material	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
b) Base matl. loose, miss., broken	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
c) Evidence of leaks	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
2 INSIDE CEILINGS (OL, PL, SM, C, H&C)	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2
a) Cracks in base material	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2
b) Base matl. loose, miss., broken	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2
c) Evidence of leaks	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2	PL 2
3 FLOORS (WD, Conc)	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3
a) Flooring worn, loose, or missing	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3
b) Floor sagging or pitched	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3
4 WINDOWS (WD, STL, AL)	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3
a) Inoperable or deteriorated	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3
b) Wind, & Sk. lts. leakage and or obst.	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3	WD 3
5 UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S))	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
a) Fixtures, Meters	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
b) Fix., Vented, Currently	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
c) Supply lines	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
d) Drain lines	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
a) Walls	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
b) Ceiling	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
c) Floor	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
d) Partitions	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
e) Ventilated, Currently	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
a) Wiring, exposed	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3
b) Fixtures, meters	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3	PL 3

* Ventilated, Currently

* UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)

a) Wiring, exposed

b) Fixtures, meters

6/18 and 9 B

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — Loose, missing or det.		B	3
b) Other			
c) Tiling, loose, missing, or det.		Stc	2
d) Walls out of plumb	Line		3
9. FOUNDATIONS, INTERIOR (1, 2, 3, 4, M, X, S)			
a) Sill plate loose, broken, or det.		B	2
b) Foundation, sinking, or out of line			3
10. MAINTENANCE OR CANOPY (1, 2, 3, 4, M, X, S)			
a) Additional fabric		Wd	2
b) L. to (ST, AL, CT, O)			2
11. ROOF, EXTERIOR (1, 2, 3, 4, M, X, S)	No.		
a) Additional L.A.T. STAIRS (1, 2, 3, 4, M, X, S)			2
b) Stairs worn, broken, sagging		Stc	1
c) Railings, loose, missing, broken		Stc	1
12. FRONT ENTRY LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstruction		Y N/P	
b) Walls cracked, broken, or det.		P	1
c) Ceilings cracked, broken, or det.		P	1
d) Floors worn, broken, sagging, or det.		Wd	3
e) Stairs worn, broken, sagging		Wd	3
f) Railings loose, broken, missing		Wd	3
g) Lighting fixtures present, operable		Y N	2
h) Panic Bars		Y N	1
13. ELEVATOR (1, 2, 3, 4, M, X, S)			
a) Obstruction		Y N/P	
b) Walls, cracked, broken, or det.		P	2
c) Ceilings cracked, broken, or det.		P	2
d) Floors worn, broken, sagging, or det.		Wd	2
e) Stairs worn, broken, sagging		Wd	2
f) Railings loose, broken, missing		Wd	2
g) Lighting fixtures present, operable		Y N	2
h) Panic Bars		Y N	1
14. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated		B	3
b) Cols, pier, loose, missing, det.		P	3
c) Ceiling loose, missing, det.		P	3
d) Framing, split, deteriorated		Wd	3
e) Impermeable floor, broken, det., missing		Wd	3
f) Down, bulkheads, deteriorated		Wd	3
g) Wind, & skyls, deteriorated		Wd	3
h) Wind, & skyls, opaque and/or obst.		Wd	3
i) Stairs deteriorated		Wd	3
j) Stairs obstructed		Y N	1
k) Lighting fix. present, operable		Y N	1
l) Cellar properly ventilated		Y N	1
m) Free of dampness, water		Y N	1
n) Plumbing, leaks & corrosion		Y N	1
o) Sump pump & pit		Y N	1
p) Enclosed boiler room		Y N	1
q) Boiler room ventilated		Y N	1
r) Boiler room door metal clad		Y N	1
s) Boiler room door self closing		Y N	1
No.			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air		Y	1
c) Hot Water		Y	1
d) Unit Heaters, Finned Tube, Ducts		Y	1
e) Unit Heaters, Radiators		Y	1
f) Unit Heaters, Radiators		Y	1
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air		Y	1
c) Hot Water		Y	1
d) Unit Heaters, Finned Tube, Ducts		Y	1
e) Unit Heaters, Radiators		Y	1
f) Unit Heaters, Radiators		Y	1
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC		Y	1
b) DC		Y	1
c) Switchgear, modern		Y	1
d) Switchgear, modern		Y	1
e) Switchgear, modern		Y	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Service:			
b) Cooling, Htg & Cooling			
c) System:			
d) Cooling:			
e) Direct Exp. Chilled Water, Purch. Brine			
f) Condensing:			
g) City Water, Cooling Tower, Evap. Cond.			
h) Ductwork: Yes No			
i) % of building A/C (No. of floors)			
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser —			
d) City Water, Evaporation, Cooling Tower			
e) Stairs, worn, broken, or sagging			
f) Railings, loose, missing, broken			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstruction			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, broken, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading No.		Y	1
b) On Street Loading No.		Y	1
c) K. R. Sidling No.		Y	1
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Platform loose, missing, or det.			
b) Str. mullers det., out of plumb, or time			
c) Found, piers, etc., or out of time			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
25. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cab			
b) Freight			
c) Passenger			
d) Sidewalk			
e) Drive			
f) Manually operated			
g) Semi-automatic			
h) Automatic			
i) Elevator(s) enclosed No.			
j) Empty elevator shaft No.			
k) Power Source, Purch.			
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers			
b) Fire Detectors, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No.			
g) Emergency Lights			
27. PENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstruction			
b) Walls cracked, broken, or sagging			
c) Wind, & skyls deteriorated			
d) Wind, & skyls deteriorated			
e) Wind, & skyls deteriorated			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof wall, loose, missing, or det.			
b) Roof sags or out of time			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspouts, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
29. LAUNDRY (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	61/8 and 9B
ADDRESS	270 BOYLSTON STREET
OWNER/AGENT	WOMEN'S EDUCATIONAL AND INDUSTRIAL UNION
ALSO KNOWN AS	

There is water leakage thru the skylight located at the rear of the Providence Street building.

The foundation has settled.

Several junction boxes are open and wiring is exposed.

The ceiling plaster is loose and falling. Also there is evidence of sizeable water leaks in the roof, at three locations.

The front interior stairway is not enclosed and the stairs sag. Also it is inadequate as to width, hand-rails and egress.

There are some diagonal cracks on the outside walls of the interior courtyard.

The building is structurally questionable.

SUBSTANDARD

Building Classified by	<u>Francis J. Courcy</u>	<u>4/17/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>David C. Humei</u>	<u>4/17/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/17/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. S 2B.38

BUILDING NO 61/2B 9B

NUMBER OF FLOORS

ADDRESS 270 Bayston Street

OWNER/AGENT

ALSO KNOWN AS Woman's Education & Industrial Union

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	15	7	2.14
b) Base matl. loose, miss., broken	14	7	2.0
c) Evidence of leaks	13	7	1.86
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	20	7	2.86
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	3	1	3
b) Other	—	—	X
d) Walls out of plumb ; Line ; Loca.	3	1	3
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	2	1	2
b) Found, det., sinking, out of line	3	1	3
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	2	1	2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	3	1	3
b) Cols, piers, loose, missing, det.	—	—	X
d) Framing split, deteriorated	3	1	3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	3	1	3
b) Roof sags or out of line	3	1	3

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{240}{127} = 1.89$$

Minor Defects = 0

Major Defects = 9

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2 Sumps in Basement - One Not Working
3 Basement Floor Has A Slope Downward
7 2 Open Junction Boxes in Basement - Requiring
6 Toilets in Basement Not Well Vented
15a Small crack in basement wall E. side Bayl. end
27c Penthouse roof gutter clogged away.

Building Surveyed by Robert O Smith 11/3/12/73
Date

Building Surveyed by	Date
Countersigned by	Date

Countersigned by	<i>Wm J Vincent</i>	Date	<i>4/17/73</i>
Boston Redevelopment Authority	Project Engineer	Date	

Sketch

		MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	2	
b) Other	1	
c) Tilt, loose, missing or det.	2	
d) Walls out of plumb	1	
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface, cracking, or det.	2	
b) Foundation, sinking, out of line	2	
10. GARAGE, OR CANOPY (1, 2, 3, 4, M, X, S)		
11. PRIMARY ROOFS		
a) In to SP, AL, CT, O	2	
b) Additional Leaks (1, 2, 3, 4, M, X, S)	1	
12. ROOF LINE, SLOPES (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, sagging	1	
b) Railings, loose, missing, broken	1	
13. FRONT ENTRY PORCH & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N P	
b) Walls cracked, broken, or det.	—	
c) Ceilings cracked, broken, or det.	—	
d) Floors worn, sagging, or det.	—	
e) Stairs worn, broken, sagging	—	
f) Railings loose, broken, missing	Y N	
g) Lighting fixtures present, operable	Y N	
h) Panic bars	Y N	
14. PLUMBING FIXTURES (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N P	
b) Walls, cracked, broken, or det.	—	
c) Ceilings cracked, broken, or det.	—	
d) Floors worn, sagging, or det.	—	
e) Stairs worn, broken, sagging	—	
f) Railings loose, broken, missing	Y N	
g) Lighting fixtures present, operable	Y N	
h) Panic bars	Y N	
15. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	2	
b) Cols, piers, loose, missing, det.	2	
c) Ceiling loose, missing, det.	2	
d) Framing: pilt, deteriorated	2	
e) Imperious floor, broken, det., missing	3	
f) Doors, bulkheads, deteriorated	—	
g) Wind, & skylts, deteriorated	—	
h) Wind, & skylts, opaque and/or obst.	—	
i) Stairs deteriorated	—	
j) Stairs obstructed	Y N P	
k) Lighting fix. present, operable	Y N S	
l) Cellar properly ventilated	Y N S	
m) Free of dampness, water	Y N S	
n) Plumbing, leaks & corrosion	Y N S	
o) Sump pump & pit	Y N S	
p) Enclosed boiler room	Y N S	
q) Boiler room ventilated	Y N S	
r) Toilet room door metal clad	Y N S	
s) Toilet room door self closing	Y N S	

		MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, Gas, Coal, Purch, Steam	Hot/hr	
b) Type — Hot Air	Hot/hr	
Hot Water	Hot/hr	
Steam	Hot/hr	
c) Pipe Colls, Radiators		
Unit Heaters, Finned Tube, Ducts		
d) Incinerator, Masonry	1' per lb	
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
Method		
a) Oil, Gas, Coal, Purch, Steam	Hot/hr	
b) Type — Sidarm, Internal, Separate	Hot/hr	
c) Capacity	gph	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC	DC	
b) Volts 120-208-480		
c) Switchgear, modern		
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
Type		
a) Service:		
Cooling, Htg & Cooling		
b) System:		
Pkg Unit, Central Fan, Fan Coil Unit		
c) Cooling:		
Direct Exp, Chilled Water, Purch. Brine		
d) Condensing:		
City Water, Cooling Tower, Evap. Cond.		
e) Ductwork: Yes No		
f) % of building A/C (No. of floors)		
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX Brine, Purch. Brine		
b) Area	sf.	
c) Condenser	Temp.	
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N	
b) Walls cracked, broken, or det.	—	
c) Ceilings cracked, broken, or det.	—	
d) Floors worn, sagging, or det.	—	
e) Stairs worn, broken, sagging	—	
f) Railings loose, broken, missing	—	
g) Lighting fixtures present, operable	Y N	
h) Panic bars	Y N	

		MATL/COND
23. DELIVERY FACILITIES		
a) Off Street Loading No.	Y N	
b) On Street Loading No.	Y N	
c) It. It. Siding No.	Y N	
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.	—	
b) Site, mounds det., out of plumb, or line	—	
c) Found, piers, det., or out of line	—	
d) Stairs to grade	—	
e) Loading loose, broken, missing, or det.	—	
25. VA PILES (1, 2, 3, 4, M, X, S)		
a) Cable	Hyd.	
b) Freight No.	Capacity	
c) Passenger No.	Capacity	
d) Sidewalk No.	Capacity	
e) Drive AC DC	in Penhouse	
f) Manually operated	No.	
g) Semi-automatic	No.	
h) Automatic	No.	
i) Elevation (s) on based	No.	
j) Empty elevator shaft	No.	
k) Power Source, Purch.		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers	dry	
b) Fire Detectors, Mech.	elec.	
c) Portable Extinguishers		
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No.	to grade, No.	
g) Emergency Lights	lateral, No.	
27. PENHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N	
b) Stairs worn, broken, sagging	—	
c) Walls cracked, broken, or det.	—	
d) Wind, & skylts deteriorated	—	
e) Wind, & skylts opaque and/or obst.	—	
28. ROOF (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	—	
b) Roof sags or out of line	—	
c) Chimney(s) det. or out of plumb	—	
d) Gutters, downspits, loose, missing, det.	—	
e) Cornices, fascia, loose, missing, det.	—	
29. FINISHING (1, 2, 3, 4, M, X, S)		
a) Open	No.	
b) Roof	Y N	
c) Garaged	Y N	
d) Garage Condition (1, 2, 3, 4, M, X, S)		

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2B 3B

BUILDING NO. 52/7

ADDRESS 272 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Hayes Bickford's Cafeteria

One of two sump pumps in the basement is inoperative.

The floor of the basement slopes.

Two electrical junction boxes in the basement are open.

The toilet rooms in the basement are inadequately vented.

A small crack exists in the basement wall on the east side.

The penthouse roof gutter has undergone considerable rusting.

STANDARD

Building Classified by

Francis J. Corroy
Chas. T. Main, Inc.

4/17/73

Date

Countersigned by

Don W. Keenan
Authorized Officer, Chas. T. Main, Inc.

4/17/73

Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/17/73

Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 3 2B 3B

BUILDING NO 5217

NUMBER OF FLOORS 1 + Bst.

ADDRESS 272 Baylston Street

OWNER/AGENT

ALSO KNOWN AS Hayes Bickford's Cafeteria

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	3	2	1.5
b) Base matl. loose, miss., broken	2	2	1.0
c) Evidence of leaks	2	2	1.0
3. FLOORS (WD, Conc)%.....	—	—	—
b) Floor sagging or pitched	4	2	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			1
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			2
b) Found, det., sinking, out of line			2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{53}{37} = 1.43$$

$$\text{Minor Defects} = 0$$

$$\text{Major Defects} = 0$$

[illegible]

- | | |
|-----|--|
| 15a | Some small cracks in basement wall (high) at W. side |
| 15b | Strain handrail post ² one side absent on other side. |
| 6 | TOILET IN BASEMENT NOT BEING USED (DEFUNCT) |
| 3 | FLOOR UNLEVEL AND SAGGING. 3 RD FL. SAME |
| 4 | 2 ND FLOOR STR. SASH IN POOR CONDITION |
| 2 | 3 RD FL. CEILING AND WALL WATER DAMAGE |
| 11b | One egress from basement to Prov. St. is unused |
| 7a | Wiring is generally good but one large control box in e st wall of basement (in center doorway) has wires exposed out of it. Two OPEN Junction Boxes REGULAR WIRING IN BASEMENT |
| 28 | SEEN FROM ANOTHER ROOF |

Building Surveyed by Robert O Smith Warner 11/23/73
Date

Countersigned by David C. Hester Date 7/10/02

Countersigned by _____ Date 4/7/73

Boston Redevelopment Authority
Project Engineer William J. Vincent Date 4/7/73

Boston Redevelopment Authority

Sketch

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — loose, missing or det.			
b) Other			
c) Tiling, loose, missing or det.			
d) Walls not of plumb			
e) FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Set back to e, 1 broken, or det.			
b) Level, det., sinking, out of line			
c) Material, or CANOPY (1, 2, 3, 4, M, X, S)			
d) 1. to (S) AL, (T, O)			
e) Additional Eqs (1, 2, 3, 4, M, X, S)	No. 3		
f) 1. to (S) AL, (T, O)			
g) Stairs worn, broken, sagging			
h) Railings, loose, missing, broken			
i) FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic Bars			
i) 1. to (S) AL, (T, O)			
j) Obstructed			
k) Walls cracked, broken, or det.			
l) Ceilings cracked, broken, or det.			
m) Floors worn, sagging, or det.			
n) Stairs worn, broken, sagging			
o) Railings loose, broken, missing			
p) Lighting fixtures present, operable			
q) Panic Bars			
r) 1. to (S) AL, (T, O)			
s) Obstructed			
t) Walls cracked, broken, or det.			
u) Ceilings cracked, broken, or det.			
v) Floors worn, sagging, or det.			
w) Stairs worn, broken, sagging			
x) Railings loose, broken, missing			
y) Lighting fixtures present, operable			
z) Panic Bars			
1. to (S) AL, (T, O)			
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63. to (S) AL, (T, O)			
64. to (S) AL, (T, O)			
65. to (S) AL, (T, O)			
66. to (S) AL, (T, O)			
67. to (S) AL, (T, O)			
68. to (S) AL, (T, O)			
69. to (S) AL, (T, O)			
70. to (S) AL, (T, O)			
71. to (S) AL, (T, O)			
72. to (S) AL, (T, O)			
73. to (S) AL, (T, O)			
74. to (S) AL, (T, O)			
75. to (S) AL, (T, O)			
76. to (S) AL, (T, O)			
77. to (S) AL, (T, O)			
78. to (S) AL, (T, O)			
79. to (S) AL, (T, O)			
80. to (S) AL, (T, O)			
81. to (S) AL, (T, O)			
82. to (S) AL, (T, O)			
83. to (S) AL, (T, O)			
84. to (S) AL, (T, O)			
85. to (S) AL, (T, O)			
86. to (S) AL, (T, O)			
87. to (S) AL, (T, O)			
88. to (S) AL, (T, O)			
89. to (S) AL, (T, O)			
90. to (S) AL, (T, O)			
91. to (S) AL, (T, O)			
92. to (S) AL, (T, O)			
93. to (S) AL, (T, O)			
94. to (S) AL, (T, O)			
95. to (S) AL, (T, O)			
96. to (S) AL, (T, O)			
97. to (S) AL, (T, O)			
98. to (S) AL, (T, O)			
99. to (S) AL, (T, O)			
100. to (S) AL, (T, O)			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air			
c) Type — Hot Water			
d) Type — Steam			
e) Type — Radiators			
f) Unit Heaters, Finned Tube, Ducts			
g) Incineration, Masonry			
h) UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Sidearm, Internal, Separate			
c) Capacity			
d) PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Volts 120/208/480			
c) Switchgear, modern			
d) UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type			
b) Service:			
c) Cooling, Htg & Cooling			
d) System:			
e) Cooling:			
f) Direct Exp. Chilled Water, Purch. Brine			
g) Condensing:			
h) City Water, Cooling Tower, Evap. Cond.			
i) Ductwork: Yes No			
j) % of building A/C (No. of floors)			
k) UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser			
d) City Water, Evaporation, Cooling Tower			
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
f) Railings, loose, missing, broken			
g) REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic Bars			

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading			
b) On Street Loading			
c) K. R. Siding			
d) LADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Flooding loose, missing, or det.			
b) Str. members det., out of plumb, or line			
c) Found, pits, det., or out of line			
d) Stairs to Grade			
e) Railings loose, broken, missing, or det.			
f) UTILITIES (1, 2, 3, 4, M, X, S)			
a) Cable			
b) Freight			
c) Passenger			
d) Sidewalk			
e) Drive AC DC			
f) Manually operated			
g) Semi-automatic			
h) Automatic			
i) Elevator(s) enclosed			
j) Empty elevator shaft			
k) Power Source, Purch.			
l) FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers			
b) Fire Detectors, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No.			
g) Emergency Lights			
h) PENHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind, & skylits deteriorated			
e) Wind, & skylits opaque and/or obst.			
f) ROOF: (1, 2, 3, 4, M, X, S)			
a) Roof mat. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspouts, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
f) LADING (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2B 3B

BUILDING NO. 54/6A, 6B, 6C

ADDRESS 280 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Leeds

Cracks have occurred at the west side in the brick wall of the basement.

In the west stairway there is an inadequate handrail on one side and none on the other.

The first and second floors are uneven and sagging.

The toilet room in the basement is unuseable.

There has been water leakage on the second floor causing damage to the ceiling and wall.

There is some exposed wiring around the control box.

DEFICIENT

Building Classified by

Francis Horroy
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

Joe E. Hines
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. S 2B 3B

BUILDING NO 54/6A, 6B, 6C

NUMBER OF FLOORS

ADDRESS 280 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Leeds

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	3	3	1.0
b) Base matl. loose, miss., broken	3	3	1.0
c) Evidence of leaks	3	3	1.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	7	3	2.33
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			1
d) Walls out of plumb ; Line ; Loca.			—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			1
b) Found, det., sinking, out of line			1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			—

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{55}{46} = 1.2$$

Minor Defects = 0

Major Defects = 1

1 c Apparently this basement was flooded once to a depth of $1\frac{1}{2}$ ft.

29 a Evidence of former roof leaks was apparent at access hatch, and 3 vent pipe locations, in 2nd fl. ceiling condition.

None of Building Floor Space Vacant

50% of OUTlets Grounded.

13 INADEQUACY IN EGRESS FROM 2ND FLOOR

Building Surveyed by Robert O Smith Date 3,8,73

Date:

3, 8, 73

Countersigned by

Date _____

Date 4/13/73

Boston Redevelopment Authority

Project Engineer

Warren J Vincent
Asst Engineer

Date _____

4/13/73

Sketch

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & joints — Loose, missing or det.	1
b) Other	1
c) Tiling, loose, missing or det.	1
d) Walls out of plumb	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Saturated live, broken, or det.	5
b) Found. set, sinking, out of line	1
10. FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)	
a) Saturated live, broken, or det.	1
b) Found. set, sinking, out of line	1
11. FOUNDATION INTERIOR (1, 2, 3, 4, M, X, S)	
a) Saturated live, broken, or det.	1
b) Found. set, sinking, out of line	1
12. FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)	
a) Saturated live, broken, or det.	1
b) Found. set, sinking, out of line	1
13. BASEMENT (1, 2, 3, 4, M, X, S)	
a) Foundation walls deteriorated	1
b) Coils, pipes, loose, missing, det.	1
c) Framing for c, missing, det.	1
d) Imperious floor, broken, det., missing	1
e) Doors, bulkheads, deteriorated	1
f) Wind & skylits deteriorated	1
g) Wind & skylits, antique and/or obst.	1
h) Starts deteriorated	1
i) Starts obstructed	1
j) Lighting fix. present, operable	1
k) Ceiling properly ventilated	1
l) Floor of dampness, water	1
m) Plumbing, leaks & corrosion	1
n) Sump pump & pit	1
o) Boiler room ventilated	1
p) Boiler room door in, tal. chad	1
q) Filter room door self closing	1
No.	1

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	1
b) Oil, Gas, Coal, Purch. Steam	1
c) Type — Hot Air	1
d) Hot Water	1
e) Unit Heaters, Radiators	1
f) Unit Heaters, Finned Tube, Ducts	1
g) Incinerator, Masonry	1
h) Incinerator, Prefab	1
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
a) Method	1
b) Oil, Gas, Coal, Purch. Steam	1
c) Type — Sidearm, Internal, Separate	1
d) Capacity	1
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC	1
b) DC	1
c) Switchgear, modern	1
d) Switchgear, modern	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	
a) Service	1
b) Cooling, Htg & Cooling	1
c) System	1
d) Pkg Unit, Central Fan, Fan Coil Unit	1
e) Cooling	1
f) Direct Exp. Chilled Water, Purch. Brine	1
g) Condensing	1
h) City Water, Cooling Tower, Evap. Cond.	1
i) Ductwork: Yes	1
j) Ductwork: No	1
k) Ductwork: % Bldg.	1
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Purch. Brine	1
b) Area	1
c) Condenser	1
d) City Water, Evaporation, Cooling Tower	1
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	
a) Stairs, worn, broken, or sagging	1
b) Railings, loose, missing, broken	1
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	1
b) Walls cracked, broken, or det.	1
c) Ceilings cracked, broken, or det.	1
d) Floors worn, sagging, or det.	1
e) Stairs worn, broken, sagging	1
f) Railings loose, broken, missing	1
g) Lighting fixtures present, operable	1
h) Panic bars	1
No.	1

	MATL/COND
23. DELIVERY FACILITIES	
a) Off Street Loading	1
b) On Street Loading	1
c) R. R. Sidings	1
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Flooring loose, missing, or det.	1
b) Str. mchbs det., out of plumb, or line	1
c) Found, piers, det., or out of line	1
d) Stairs to grade	1
e) Loading loose, broken, missing, or det.	1
25. ELEVATORS (1, 2, 3, 4, M, X, S)	
a) Cable	1
b) Hydr.	1
c) Weight	1
d) Tension	1
e) Sidelwalk	1
f) Drive AC	1
g) Drive AC	1
h) Manually operated	1
i) Semi-automatic	1
j) Automatic	1
k) Elevator (s) enclosed	1
l) Empty elevator shaft	1
m) Power Source, Purch.	1
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Sprinklers	1
b) Fire Detectors, Mech.	1
c) Portable Extinguishers	1
d) Standpipes	1
e) Fire Towers	1
f) Fire Escapes, No.	1
g) Emergency Lights	1
27. PENHOUSE (1, 2, 3, 4, M, X, S)	
a) Obstructed	1
b) Stairs worn, broken, sagging	1
c) Walls cracked, broken, or det.	1
d) Wind & skylits deteriorated	1
e) Wind & skylits opaque and/or obst.	1
28. ROOF (1, 2, 3, 4, M, X, S)	
a) Roof matl. loose, missing, or det.	1
b) Roof sags or out of line	1
c) Chimney (s) det., or out of plumb	1
d) Gutters, downspouts, loose, missing, det.	1
e) Corrodes, facia, loose, missing, det.	1
29. PARKING (1, 2, 3, 4, M, X, S)	
a) Open	1
b) Roof	1
c) Garaged	1
d) Garage Condition (1, 2, 3, 4, M, X, S)	1
No.	1

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	55/5
ADDRESS	284 BOYLSTON STREET
OWNER/AGENT	
ALSO KNOWN AS	GELOTTE'S CAMERA STORE

On the ceiling of the second floor, there are indications that the roof has leaked in the past.

About half of the electrical outlets are grounded.

The means of egress from the second floor level is inadequate.

STANDARD

Building Classified by	<u><i>Francis J. Conway</i></u>	<u><i>4/13/73</i></u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u><i>D. C. [Signature]</i></u>	<u><i>4/13/73</i></u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u><i>Warren J. Vincent</i></u>	<u><i>4/13/73</i></u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. *Park Plaza*

BRA BLK. & F.A.R. NO. *4 213 SB*

BUILDING NO *5515*

NUMBER OF FLOORS *2 + 2 mezz + 1*

ADDRESS *284 Boylston Street*

OWNER/AGENT

ALSO KNOWN AS *Gelatt's Camera Store*

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	5	4	1.25
b) Base matl. loose, miss., broken	6	4	1.5
c) Evidence of leaks	6	4	1.5
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	4	4	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			5
b) Found, det., sinking, out of line			1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			—
b) Roof sags or out of line			1

Minor Deterioration $\frac{\text{Score}}{\text{Total}} = \frac{77}{64} = 1.2$

Minor Defects = 0

Major Defects = 0

More than 15 risers/flight

15 f. Basement contains old unused elevator shaftway room equipped with good metal-clad fire doors, but the doors at top of ² basement stairs are wood, unclad.

15 i Basement stairways are unlighted

27 Elevator machinery penthouse is reduced,

26 Basement ceiling is sheet metal, broken open at many places to admit pipe hangers to be fastened to joists above.

3 a Basement floor is cracked and uneven

7 No lights in stairway between levels 4 & 5, Post: 3 to 4

50% Vacant

Building Surveyed by Robert C. Smith Date 3/12/15

3/12/73

Countersigned by

Date 4/12/23

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

Date 7/18/73

Sketch

MATERIALS		MATERIALS	
1. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		1. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & joints — Loose, missing or det.	Y	a) Masonry & joints — Loose, missing or det.	Y
b) Other	Y	b) Other	Y
c) Trim, loose, missing or det.	Y	c) Trim, loose, missing or det.	Y
d) Walls out of plumb	Y	d) Walls out of plumb	Y
e) FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		e) FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Surface for e, leveling, or det.	Y	a) Surface for e, leveling, or det.	Y
b) Footed, det, sinking, out of line	Y	b) Footed, det, sinking, out of line	Y
c) FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)		c) FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)	
a) FOUNDATION EXTERIOR (1, 2, 3, 4, M, X, S)		a) FOUNDATION EXTERIOR (1, 2, 3, 4, M, X, S)	
b) FOUNDATION INTERIOR (1, 2, 3, 4, M, X, S)		b) FOUNDATION INTERIOR (1, 2, 3, 4, M, X, S)	
c) Status worn, broken, sagging	Y	c) Status worn, broken, sagging	Y
d) Railings, loose, missing, broken	Y	d) Railings, loose, missing, broken	Y
e) FLOORING INTERIOR (1, 2, 3, 4, M, X, S)		e) FLOORING INTERIOR (1, 2, 3, 4, M, X, S)	
a) Overlaid (Boyleston St.)	Y	a) Overlaid (Boyleston St.)	Y
b) Wearing surface, broken, or det.	Y	b) Wearing surface, broken, or det.	Y
c) Ceilings cracked, broken, or det.	Y	c) Ceilings cracked, broken, or det.	Y
d) Floors worn, sagging, or det.	Y	d) Floors worn, sagging, or det.	Y
e) Stairs worn, broken, sagging	Y	e) Stairs worn, broken, sagging	Y
f) Railings loose, broken, missing	Y	f) Railings loose, broken, missing	Y
g) Lighting fixtures present, Operable	Y	g) Lighting fixtures present, Operable	Y
h) Pane Bars	Y	h) Pane Bars	Y
i) CURB CURBHOLES (1, 2, 3, 4, M, X, S)		i) CURB CURBHOLES (1, 2, 3, 4, M, X, S)	
a) obstructed	Y	a) obstructed	Y
b) Walls, Cracked, broken, or det.	Y	b) Walls, Cracked, broken, or det.	Y
c) Ceilings cracked, broken, or det.	Y	c) Ceilings cracked, broken, or det.	Y
d) Floors worn, sagging, or det.	Y	d) Floors worn, sagging, or det.	Y
e) Stairs worn, broken, sagging	Y	e) Stairs worn, broken, sagging	Y
f) Railings loose, broken, missing	Y	f) Railings loose, broken, missing	Y
g) Lighting fixtures present, Operable	Y	g) Lighting fixtures present, Operable	Y
h) Pane Bars	Y	h) Pane Bars	Y
i) BASEMENT (1, 2, 3, 4, M, X, S)		i) BASEMENT (1, 2, 3, 4, M, X, S)	
a) Foundation walls deteriorated	Y	a) Foundation walls deteriorated	Y
b) Cols, piers, loose, missing, det.	Y	b) Cols, piers, loose, missing, det.	Y
c) Ceiling if use, missing, det.	Y	c) Ceiling if use, missing, det.	Y
d) Framing split, deteriorated	Y	d) Framing split, deteriorated	Y
e) Impervious floor, broken, det., missing	Y	e) Impervious floor, broken, det., missing	Y
f) Doors, bulkheads, deteriorated	Y	f) Doors, bulkheads, deteriorated	Y
g) Wind & skylts, deteriorated	Y	g) Wind & skylts, deteriorated	Y
h) Wind & skylts, opaque and/or obst.	Y	h) Wind & skylts, opaque and/or obst.	Y
i) Status deteriorated	Y	i) Status deteriorated	Y
j) Status obstructed	Y	j) Status obstructed	Y
k) Lighting fix. present, operable	Y	k) Lighting fix. present, operable	Y
l) Ceiling properly ventilated	Y	l) Ceiling properly ventilated	Y
m) Free of dampness, water	Y	m) Free of dampness, water	Y
n) Plumbing, leaks & corrosion	Y	n) Plumbing, leaks & corrosion	Y
o) Sump pump & pit	Y	o) Sump pump & pit	Y
p) Enclosed boiler room	Y	p) Enclosed boiler room	Y
q) Boiler room ventilated	Y	q) Boiler room ventilated	Y
r) Free in and out door metal	Y	r) Free in and out door metal	Y
s) Free in and out door metal	Y	s) Free in and out door metal	Y
t) Free in and out door metal	Y	t) Free in and out door metal	Y
u) Free in and out door metal	Y	u) Free in and out door metal	Y
v) Free in and out door metal	Y	v) Free in and out door metal	Y
w) Free in and out door metal	Y	w) Free in and out door metal	Y
x) Free in and out door metal	Y	x) Free in and out door metal	Y
y) Free in and out door metal	Y	y) Free in and out door metal	Y
z) Free in and out door metal	Y	z) Free in and out door metal	Y
aa) Free in and out door metal	Y	aa) Free in and out door metal	Y
ab) Free in and out door metal	Y	ab) Free in and out door metal	Y
ac) Free in and out door metal	Y	ac) Free in and out door metal	Y
ad) Free in and out door metal	Y	ad) Free in and out door metal	Y
ae) Free in and out door metal	Y	ae) Free in and out door metal	Y
af) Free in and out door metal	Y	af) Free in and out door metal	Y
ag) Free in and out door metal	Y	ag) Free in and out door metal	Y
ah) Free in and out door metal	Y	ah) Free in and out door metal	Y
ai) Free in and out door metal	Y	ai) Free in and out door metal	Y
aj) Free in and out door metal	Y	aj) Free in and out door metal	Y
ak) Free in and out door metal	Y	ak) Free in and out door metal	Y
al) Free in and out door metal	Y	al) Free in and out door metal	Y
am) Free in and out door metal	Y	am) Free in and out door metal	Y
an) Free in and out door metal	Y	an) Free in and out door metal	Y
ao) Free in and out door metal	Y	ao) Free in and out door metal	Y
ap) Free in and out door metal	Y	ap) Free in and out door metal	Y
aq) Free in and out door metal	Y	aq) Free in and out door metal	Y
ar) Free in and out door metal	Y	ar) Free in and out door metal	Y
as) Free in and out door metal	Y	as) Free in and out door metal	Y
at) Free in and out door metal	Y	at) Free in and out door metal	Y
au) Free in and out door metal	Y	au) Free in and out door metal	Y

	MATL./COND.
16. UTILITIES HEATING (1, 2, 3, 4, M, X)	-
Method _____	-
a) Oil, gas, Coal (<u>Purch.</u> , Steam) blw/hr	-
b) Type — Hot Air Hot Water btu/hr	-
c) <u>Circ Coils</u> , Radiators, Unit Heaters, Fincoil Tube, Ducts btu/hr	-
d) Incinerator, Masonry prefib	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S) Method _____	-
a) Oil, Gas, Coal, Purch., Steam	-
b) Type — Sidestream, Internal (<u>Separete</u>) 3 warts @ 60 g	/
c) Capacity gph °F	-
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	-
a) AC ✓ DC -	-
b) Volts <u>120-208-480</u>	-
c) Switchgear, modern y ✓ N P	-
19. UTILITIES A/C (1, 2, 3, 4, M, X, S) Type _____	-
a) Service: <u>(Cooling)</u> , Htg & Cooling Size Tons	-
b) System: <u>Frg Unit</u> , Central Fan, Fan Coil Unit	-
c) Cooling: Direct Exp., Chilled Water, Purch. Brine	-
d) Condensing: City Water, Cooling Tower, <u>Evang. Cond.</u>	-
e) Ductwork: Yes No % Bldg. Floor Area	-
f) % of building A/C (N.n. of floors) /	-
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	-
a) DX, Refrig., Purch. Brine	-
b) Area 100 s.f. Temp. +40 o°F	-
c) Condenser — City Water, <u>(Evaporation)</u> , Cooling Tower	-
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	-
a) Stairs, worn, broken, or sagging	-
b) Railings, loose, missing, broken	-
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	y ✓ N ✓
a) Obstructed <u>PROVIDENCE</u> ET	-
b) Walls cracked, broken, or det.	/
c) Ceilings cracked, broken, or det.	/
d) Floors worn, sagging, or det.	/
e) Stairs worn, broken, sagging	/
f) Railings loose, broken, missing	-
g) Lighting fixtures present, operable	-
h) Panic bars	y ✓ N ✓

MATL CONT					
23.	DELIVERY FACILITIES				
a)	Off Street Loading No.	Y	N ✓		
b)	On Street Loading No.	Z	Y ✓ N ✓		
c)	R.R. Siding No.		Y N ✓		
24.	LAYDING PLATFORM (1, 2, 3, 4, M(X,S))				
a)	Flooring too c, missing, or det				
b)	Ski. mols det., out of plumb, or time				
c)	Found, piers, det., or out of line				
d)	Stairs to grade				
e)	Leading loose, broken, missing, or det				
25.	ELEVATORS (1, 2, 3, 4, M(X,S))				
a)	Cable Hyd.				
b)	Freight No.		Capacity		
c)	Tra. eng'g No.		Capacity		
d)	Sidewalk No.		Capacity		
e)	Drive AC DC in Penthouse BST				
f)	Manually operated No.				
g)	Semi-automatic No.				
h)	Automatic No.				
i)	Elevators enclosed No.				
j)	Empty elevator shaft No.				
k)	Power Source, Turch.	Generated			
26.	FIRE PROTECTION (1, 2, 3, 4, M, X, S)				
a)	Sprinklers dry wet				
b)	Fire Detectors, Mech.		Elec.		
c)	Portable Extinguishers				
d)	Standpipes				
e)	Fire Towers				
f)	Fire Escapes, No.	2;	to Grade, No.	O;	
g)	Emergency Lights	SEVERAL	lateral, No.	O	
27.	VENTILATION (1, 2, 3, 4, M, X, S)				
a)	Obstructed				
b)	Stairs worn, broken, sagging				
c)	Walls cracked, broken, or det.				
d)	Wind & skylts deteriorated				
e)	Wind & skylts opaque and/or obst.				
28.	ROOF (1, 2, 3, 4, M, X, S)				
a)	Roof matl. loose, missing, or det.				
b)	Roof sags or out of line				
c)	Chimney(s) det. or out of plumb				
d)	Gutters, downsp., loose, missing, det.				
e)	Corrives, flash, loose, missing, det.				
29.	PARKING (1, 2, 3, 4, M(X,S))				
a)	Open	No.			
b)	Roof	No.			
c)	Garaged	No.			
d)	Garage Condition (1, 2, 3, 4, M, X, S)	Y	N		

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	56/4
ADDRESS	288 Boylston
OWNER/AGENT	Gorin-Leeder Management Co.
ALSO KNOWN AS	Seventh Inn - Sanae Restaurant

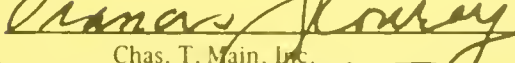
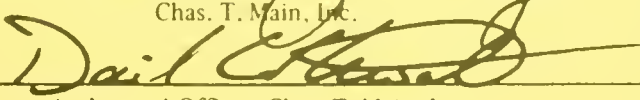
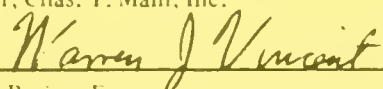
There are more than 15 risers per flight of stairs.

The stairways to the basement have no lighting.

The Basement floor is cracked and uneven.

There are no lights in the stairway between floor levels four and five.
The lighting in the stairway between floor levels three and four is inadequate.

SUBSTANDARD

Building Classified by		4/19/73
	Chas. T. Main, Inc.	Date
Countersigned by		4/18/77
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority		4/18/73
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. S 29 3B

BUILDING NO. 56/4

NUMBER OF FLOORS

ADDRESS 238 Boylston St.

OWNER/AGENT Gorin Leader Maint Co.

ALSO KNOWN AS Seventh Inn Sarge Restaurant

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	11	5	2.2
b) Base matl. loose, miss., broken	13	6	2.17
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	9	5	1.8
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	1	1	1.0
b) Other	1	1	1.0
d) Walls out of plumb ; Line ; Loca.	1	1	1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	1	1	1.0
b) Found, det., sinking, out of line	2	1	2.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	1	1	1.0
b) Cols, piers, loose, missing, det.	1	1	1.0
d) Framing split, deteriorated	1	1	1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	1	1	1.0
b) Roof sags or out of line	1	1	1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Limit}} = \frac{137}{80} = 1.71$ Minor Defects = 0
Major Defects = 2

Ref.	Item
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[illegible]

Building Surveyed by Wm. E. P. O., Robert O. Smith Date 1/13/73

Countersigned by David C. Clark Date 4/22/07

Boston Redevelopment Authority

Warren J Vincent
Project Engineer

Date 4/17/73
Date

Sketch

8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)				MATL/COND	
a) Masonry & Joints — Loose, missing or det.				—	—
b) Other				—	—
c) Thin, loose, missing or det.				—	—
d) Walls out of plumb				—	—
e) FLOOR WALLS EXTERIOR (1, 2, 3, 4, M, X, S)				—	—
a) Foundation, out, sinking, out of line				—	—
b) Foundation, out, sinking, out of line				—	—
c) Foundation, out, sinking, out of line				—	—
d) Foundation, out, sinking, out of line				—	—
e) Foundation, out, sinking, out of line				—	—
f) Foundation, out, sinking, out of line				—	—
g) Foundation, out, sinking, out of line				—	—
h) Foundation, out, sinking, out of line				—	—
i) Foundation, out, sinking, out of line				—	—
j) Foundation, out, sinking, out of line				—	—
k) Foundation, out, sinking, out of line				—	—
l) Foundation, out, sinking, out of line				—	—
m) Foundation, out, sinking, out of line				—	—
n) Foundation, out, sinking, out of line				—	—
o) Foundation, out, sinking, out of line				—	—
p) Foundation, out, sinking, out of line				—	—
q) Foundation, out, sinking, out of line				—	—
r) Foundation, out, sinking, out of line				—	—
s) Foundation, out, sinking, out of line				—	—
t) Foundation, out, sinking, out of line				—	—
u) Foundation, out, sinking, out of line				—	—
v) Foundation, out, sinking, out of line				—	—
w) Foundation, out, sinking, out of line				—	—
x) Foundation, out, sinking, out of line				—	—
y) Foundation, out, sinking, out of line				—	—
z) Foundation, out, sinking, out of line				—	—

16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)				MATL/COND	
a) Method				—	—
b) Type — Hot Air				—	—
c) Type — Hot Water				—	—
d) Type — Steam				—	—
e) Type — Unit Heaters, Finned Tube, Ducts				—	—
f) Type — Unit Heaters, Finned Tube, Ducts				—	—
g) Type — Unit Heaters, Finned Tube, Ducts				—	—
h) Type — Unit Heaters, Finned Tube, Ducts				—	—
i) Type — Unit Heaters, Finned Tube, Ducts				—	—
j) Type — Unit Heaters, Finned Tube, Ducts				—	—
k) Type — Unit Heaters, Finned Tube, Ducts				—	—
l) Type — Unit Heaters, Finned Tube, Ducts				—	—
m) Type — Unit Heaters, Finned Tube, Ducts				—	—
n) Type — Unit Heaters, Finned Tube, Ducts				—	—
o) Type — Unit Heaters, Finned Tube, Ducts				—	—
p) Type — Unit Heaters, Finned Tube, Ducts				—	—
q) Type — Unit Heaters, Finned Tube, Ducts				—	—
r) Type — Unit Heaters, Finned Tube, Ducts				—	—
s) Type — Unit Heaters, Finned Tube, Ducts				—	—
t) Type — Unit Heaters, Finned Tube, Ducts				—	—
u) Type — Unit Heaters, Finned Tube, Ducts				—	—
v) Type — Unit Heaters, Finned Tube, Ducts				—	—
w) Type — Unit Heaters, Finned Tube, Ducts				—	—
x) Type — Unit Heaters, Finned Tube, Ducts				—	—
y) Type — Unit Heaters, Finned Tube, Ducts				—	—
z) Type — Unit Heaters, Finned Tube, Ducts				—	—

17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)				MATL/COND	
a) Method				—	—
b) Type — Hot Air				—	—
c) Type — Hot Water				—	—
d) Type — Steam				—	—
e) Type — Unit Heaters, Finned Tube, Ducts				—	—
f) Type — Unit Heaters, Finned Tube, Ducts				—	—
g) Type — Unit Heaters, Finned Tube, Ducts				—	—
h) Type — Unit Heaters, Finned Tube, Ducts				—	—
i) Type — Unit Heaters, Finned Tube, Ducts				—	—
j) Type — Unit Heaters, Finned Tube, Ducts				—	—
k) Type — Unit Heaters, Finned Tube, Ducts				—	—
l) Type — Unit Heaters, Finned Tube, Ducts				—	—
m) Type — Unit Heaters, Finned Tube, Ducts				—	—
n) Type — Unit Heaters, Finned Tube, Ducts				—	—
o) Type — Unit Heaters, Finned Tube, Ducts				—	—
p) Type — Unit Heaters, Finned Tube, Ducts				—	—
q) Type — Unit Heaters, Finned Tube, Ducts				—	—
r) Type — Unit Heaters, Finned Tube, Ducts				—	—
s) Type — Unit Heaters, Finned Tube, Ducts				—	—
t) Type — Unit Heaters, Finned Tube, Ducts				—	—
u) Type — Unit Heaters, Finned Tube, Ducts				—	—
v) Type — Unit Heaters, Finned Tube, Ducts				—	—
w) Type — Unit Heaters, Finned Tube, Ducts				—	—
x) Type — Unit Heaters, Finned Tube, Ducts				—	—
y) Type — Unit Heaters, Finned Tube, Ducts				—	—
z) Type — Unit Heaters, Finned Tube, Ducts				—	—

18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)				MATL/COND	
a) AC				—	—
b) DC				—	—
c) Switchgear, modern				—	—
d) Switchgear, modern				—	—
e) Switchgear, modern				—	—
f) Switchgear, modern				—	—
g) Switchgear, modern				—	—
h) Switchgear, modern				—	—
i) Switchgear, modern				—	—
j) Switchgear, modern				—	—
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o) Switchgear, modern				—	—
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q) Switchgear, modern				—	—
r) Switchgear, modern				—	—
s) Switchgear, modern				—	—
t) Switchgear, modern				—	—
u) Switchgear, modern				—	—
v) Switchgear, modern				—	—
w) Switchgear, modern				—	—
x) Switchgear, modern				—	—
y) Switchgear, modern				—	—
z) Switchgear, modern				—	—

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S2B3B
BUILDING NO.	57/3B
ADDRESS	292 BOYLSTON STREET
OWNER/AGENT	ROBIE ENTERPRISES
ALSO KNOWN AS	WALKER'S RIDING APPAREL AND SHOE REPAIR AND BARBER SHOP ON PROVIDENCE STREET

Two electrical junction boxes are open and many electrical wires are exposed.

The first floor is sagging.

The plaster in the basement is loose and missing in some places.

DEFICIENT

Building Classified by	<u>Francis Honroy</u>	<u>4/17/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Daniel Stewart</u>	<u>4/17/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/17/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 323 313

BUILDING NO 57/33

NUMBER OF FLOORS 4 + B-1

ADDRESS 292 Boylston Street

OWNER/AGENT Robie

ALSO KNOWN AS Walker's Riding Apparel

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	7	5	1.4
b) Base matl. loose, miss., broken	7	5	1.4
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	14	5	2.8
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	1	1	1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Total}} = \frac{102}{70} = 1.46$$

Major Defects = 1

Minor Defects = 0

30. COMMENT

Ref.
Item

25 i There is a freight elevator in this buildingⁱⁿ which the shaftway is not walled solidly but is instead enclosed by open metal mesh. It runs from basement to top floor.

2 2ND FLOOR FRONT WINDOW LEAK AT TOP

3rd Floor Uneventful and Saggy

2	Ceiling H/c. Has A wet spot - Cause Leaking Plumbing
27d	Elev. penthouse skylight leaks. This has deteriorated skylight sill & plaster walls in

28d Two skylights in this roof have deteriorated wood sash.

28d Flashing at Boylston St. wall is detached & loose at roof line.

Building Surveyed by Wm. H. H. Robert C. Smith 3/13/73
Date

五

4/13/27

Date _____

Wander Vincent 4/17/73

Date _____

Walter J Vincent
Project Engineer

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

FORM C-60 1-64

BRA PROJ. NAME & NO.

Park Plaza

BRA BLK. & TAIL NO.

52 B 3 B

BUILDING NO

57/3 A

WARD NO. DATE

3/13/73 A.M.

(M)

ADDRESS

296 BOSTON ST

OWNER AGENCY

ROBIE ENTERPRISES

ALSO KNOWN AS

ALSO KNOWN AS

No. Floors

5

No. D.U.'s

5

MATERIAL CODE:

AL — Aluminum

ASB — Asbestos

B — Brick

BR — Brass/Brass

C — Concrete

CB — Concrete Block

CI — Cast Iron

CONC — Concrete

CU — Copper

GR — Granite

HA — Hanging Acoustical

L — Lead

M — Marble

OJ — Open Joist

PL — Plaster

SL — Slate

SM — Shot Metal

STL — Steel

STO — Stone

STU — Stucco

T — Tile

WD — Wood

T & G — Tar & Gravel

COND CODE:

1 — No deficiencies or deterioration

2 — Def. det. less than 25%

3 — Def. det. 25% to 50%

4 — Def. det. Over 50%

M — Make shift — inadequate

X — None or not applicable

S — Not seen, inaccessible

LOCATION CODE:

AL — Alley

CT — Court

ST — Street

O — Other

S-BST — Subbasement

I-UP — I-UP

MEZ — Mezzanine

PH — Penthouse

AT — Attic

IR — Right

LT — Left

F — Front

R — Rear

S — Side

BUILDING TYPE:

Type I — Fireproof

Type II — Semi-Fireproof

Type III — Heavy Timber & Masonry

Type IV — Light Wood & Masonry

Type V — Metal Frame

Type VI — Wooden Frame

MISC. SYMBOLS:

Y — Yes

N — No

P — Partial

• — See "Comments"

Type Structure: A ✓ S D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:

Group A — Theatres

Group B — Halls

Group C — Schools

Group D — Hospitals & Detention Buildings

Group E — Commercial Bldgs. of Hazardous Occupancy

Group F — Office & Commercial Buildings

Group G — Unimproved Bldgs. of Non-hazardous Occupancy

Group H — Unlimited Habitation & Large Dwellings

Group I — Limited Habitation & Small Dwellings

Other

CHECK HERE:

No floor number 13

Subbasement

Crawl Space

YEAR BUILT:

1931

OCCUPANCY GROUP: F

MEZ

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UTILITIES HEATING (1, 2, 3, 4, M, X, S)					
a) Method Oil, Gas, Coal, Purch. Steam					
b) Type — Hot Air					
c) 1 pipe Coil Radiation Unit Heaters, Finned Tube, Ducts					
d) Incinerator, Masonry					
e) UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)					
f) Method					
a) Oil, Gas, Coal, Purch. Steam					
b) Type — Sidearm, Internal Separate					
c) Capacity gph					
d) PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)					
a) AC DC					
b) Volts 120-209-480					
c) Switchgear, modern					
d) UTILITIES A/C (1, 2, 3, 4, M, X, S)					
e) Type Service:					
f) Cooling Htg & Cooling					
a) System:					
b) Tkr Unit Central Fan, Fan Coil Unit					
c) Cooling:					
d) Direct Exp. Chilled Water, Purch. Brine					
e) Condensing:					
f) City Water, Cooling Tower, Evap. Cond.					
g) Ductwork: Yes No					
h) Floor Area					
i) % of building A/C (No. of floors)					
j) UTILITIES PRODUCT REFUR. (1, 2, 3, 4, M, X, S)					
k) DX, Brine, Purch. Brine					
l) Area s.f.					
m) Temp.					
n) Condenser —					
o) City Water, Evaporation, Cooling Tower					
p) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)					
q) Stairs, worn, broken, or sagging					
r) Railings, loose, missing, broken					
s) REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)					
t) Obstructed					
u) Walls cracked, broken, nr det.					
v) Ceilings cracked, broken, or det.					
w) Floors worn, sagging, or det.					
x) Stairs worn, broken, sagging					
y) Railings loose, broken, missing					
z) Lighting fixtures present, operable					
aa) Panel bars					

DELIVERY FACILITIES					
a) Off Street Loading No.		Y	N	<input checked="" type="checkbox"/>	
b) On Street Loading No.	2	Y	N	<input checked="" type="checkbox"/>	
c) LK Sidings No.		Y	N	<input checked="" type="checkbox"/>	
27. LEAVING PLATFORM (1, 2, 3, 4, M, X, S)					
a) Flooring too-e, missing, or det					
b) Stairs, ladders, etc., out of plumb, or lime					
c) Found, piers, etc., or out of line					
d) Steps to grade					
e) Railing loose, broken, missing, or det.					
28. PLANTATION (1, 2, 3, 4, M, X, S)					
a) Cable Hydr.					
b) Freight No.	/	Capacity			
c) Passenger No.	/	Capacity			
d) Sidewalk No.		Capacity			
e) Drive AC DC	<input checked="" type="checkbox"/> in Posthouse				
f) Manually operated	No				
g) Semi-automatic	No				
h) Automatic	No				
i) Elevation (ft.) enclosed No.	/ Pass.	FIRE/FULL			
j) Empty elevator shaft No.		net weight			
k) Power Source, Purch.	(Generated)				
29. FIRE PROTECTION (1, 2, 3, 4, M, X, S)					
a) Sprinklers	MCCARTHY	wet			
b) Fire Detectors, Alch.		Elec.	Y	N	
c) Portable Extinguishers					
d) Standpipes					
e) Fire Towers					
f) Fire Escapes, No.	/ to Grade, No.	lateral, No.			
30. EMERGENCY LIGHTS					
31. PENTHOUSE (1, 2, 3, 4, M, X, S)					
a) Obstructed		Y	N	<input checked="" type="checkbox"/>	
b) Stairs worn, broken, sagging					
c) Walls cracked, broken, or det.					
*d) Wind & skylights deteriorated					
e) Wind & skylights opaque and/or obst.					
32. ROOF: (1, 2, 3, 4, M, X, S)					
a) Roof matl. loose, missing, or det.					
b) Roof sags or out of line					
c) Chimney(s) det. or out of plumb					
*d) Gutters, downspouts, loose, missing, det.	FLASHING				
e) Cornices, fascia, loose, missing, det.					
33. PLUMBING (1, 2, 3, 4, M, X, S)					
a) Open	No.	Y	N		
b) Roof					
c) Ganged	No.	Y	N		
d) Garage Condition (1, 2, 3, 4, M, X, S)					

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	57/3A
ADDRESS	296 Boylston Street
OWNER/AGENT	Roble Enterprises
ALSO KNOWN AS	

The shaftway of the freight elevator is not walled solidly but is enclosed only by open metal mesh at each floor. Therefore, fire and smoke can fill every floor from every other.

Evidence of water leakage existed at the top of the windows on the second floor front.

The third floor is uneven and sagging.

The third floor ceiling has a wet spot.

In the elevator penthouse the skylight sill and plaster walls have deteriorated as a result of water leakage.

Other skylights on the roof have deteriorated wooden sash.

Flashing along Boylston Street is detached and loose at the roof line.

DEFICIENT

Building Classified by	<u><i>Francis Conway</i></u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u><i>David C. Egan</i></u>	<u>4/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u><i>Warren J. Vincent</i></u>	<u>4/17/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. S2 B3B

BUILDING NO 57 / 3A

NUMBER OF FLOORS 5 + BST

ADDRESS 296 Boylston Street

OWNER/AGENT Robie Enterprises

ALSO KNOWN AS

P. Davis

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	8	6	1.33
b) Base matl. loose, miss., broken	6	6	1.
c) Evidence of leaks	6	6	1.
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	14	6	2.3
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1.
b) Other			X
d) Walls out of plumb ; Line ; Loca.			X
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2.
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			2.
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.
b) Roof sags or out of line			X

MINOR DETERIORATION

$$\frac{\text{SCORE}}{\text{COUNT}} = \frac{184}{114}$$

1.6

= 0

MAJOR

“

= 1

		MATEL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		B	3
a) Masonry & joints — Loose, missing or det. mortar		B	1
b) Other Crack		SM	2
c) Tilt, loose, missing or det.	Time		
d) Walls out of plumb	Locn.		
9. FOUNDATION EXTERIOR (1, 2, 3, 4, M, X, S)		CONC	1
a) Foundation, cracking, out of line			
b) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
c) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
d) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
e) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
f) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
10. FOUNDATION INTERIOR (1, 2, 3, 4, M, X, S)	No. 1		
a) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
b) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
c) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
d) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
e) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
f) Foundation, old CANOPY (1, 2, 3, 4, M, X, S)			
11. FOUNDATION INTERIOR & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed	Y N VP		
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, Operable			
h) Lame Bars	Y N		
12. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Coils, pie s, loose, missing, det.			
c) Ceiling loose, missing, det.			
d) Framing split, deteriorated			
e) Impervious floor, broken, det., missing			
f) Doors, bulkheads, deteriorated			
g) Wind, & skyls, deteriorated			
h) Wind, & skyls, opaque and/or obst.			
i) Stairs deteriorated			
j) Stairs obstructed	Y N VP		
k) Lighting fix. present, operable	Y N VP		
l) Cellar properly ventilated	Y N VP		
m) Free of dampness, water	Y N VP		
n) Plumbing, leaks & corrosion	Y N VP		
o) Sump pump & pit	Y N VP		
p) Enclosed boiler room	Y N VP		
q) Boiler room ventilated	Y N VP		
r) Boiler room door metal clad	Y N VP		
s) After room door self closing	Y N VP		

		MATEL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air	blu/hr		
c) Type — Hot Water	btu/hr		
d) Type — Hot Water	btu/hr		
e) Type — Hot Water	btu/hr		
f) Type — Hot Water	btu/hr		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air	blu/hr		
c) Type — Hot Water	btu/hr		
d) Type — Hot Water	btu/hr		
e) Type — Hot Water	btu/hr		
f) Type — Hot Water	btu/hr		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC	PC		
b) Volts 120/208/480			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Service			
b) Cooling, Htg & Cooling			
c) Cooling, Htg & Cooling			
d) Cooling, Htg & Cooling			
e) Cooling, Htg & Cooling			
20. UTILITIES PRODUCT REFERRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area	s.f.		
c) Condenser			
d) City Water, Evaporation, Cooling Tower			
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
f) Stairs, worn, broken, or sagging			
g) Railings, loose, missing, broken			
21. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Floors worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

		MATEL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading No.	3		
b) On Street Loading No.			
c) R. R. Sidings No.			
d) Floating dock, missing, or det.			
e) Silt, muds, det., out of plumb, or line			
f) Piers, piers, det., or out of line			
g) Stairs to grade			
h) Loading loose, broken, missing, or det.			
i) Loading loose, broken, missing, or det.			
j) Loading loose, broken, missing, or det.			
k) Loading loose, broken, missing, or det.			
24. DELIVERY PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating dock, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Piers, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
f) Loading loose, broken, missing, or det.			
25. DELIVERY PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating dock, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Piers, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
f) Loading loose, broken, missing, or det.			
26. DELIVERY PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating dock, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Piers, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
f) Loading loose, broken, missing, or det.			
27. DELIVERY PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating dock, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Piers, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
f) Loading loose, broken, missing, or det.			
28. DELIVERY PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating dock, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Piers, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
f) Loading loose, broken, missing, or det.			
29. DELIVERY PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating dock, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Piers, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
f) Loading loose, broken, missing, or det.			
30. DELIVERY PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating dock, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Piers, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
f) Loading loose, broken, missing, or det.			

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	58/2
ADDRESS	304-306 Boylston St.
OWNER/AGENT	Roble Enterprises
ALSO KNOWN AS	

The mortar has deteriorated above the 5th floor level on the outside face of the east wall.

On the north wall of the penthouse at the east corner a long vertical crack thru the brick joints and centers has occurred.

Lower hinge has detached from door jamb in the doorway leading from the penthouse to the north roof.

The fire escapes are heavily rusted in places.

Flashing was found loose on the Boylston Street side as well as on the east side.

The tar and gravel roof has several soft spots.

DEFICIENT

Building Classified by	<u>Francis Hurry</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>David C. Stuebel</u>	<u>4/12/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/17/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.A.R. NO. S2B3B

BUILDING NO 58/2

NUMBER OF FLOORS 7 + B

ADDRESS 304 - 306 BOYLSTON ST

OWNER/AGENT ROBLE

ALSO KNOWN AS ~~TRIPLE~~

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	11	8	1.4
b) Base matl. loose, miss., broken	9	7	1.3
c) Evidence of leaks	11	8	1.4
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	9	8	1.1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.	3	1	3
b) Other	2	1	2
d) Walls out of plumb ; Line ; Loca.	-	-	-
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.	1	1	1
b) Found, det., sinking, out of line	-	-	-
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.	-	-	-
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	1	1	1
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.	2	1	2
b) Roof sags or out of line	1	1	1

MAJOR DEFECTS

$$\text{MINOR DEFECTS} = \frac{\text{SCORE}}{\text{COUNT}} = \frac{132}{124} = 1.07 -$$

Ref.
Item

2a Brick veneer on Providence St. wall at 4th & 5th stories is cracked away from structural wall. Fire esc. fasten-
 8a Long vertical crack from roof level to 4th floor level in the east wall about 30 ft. from Prev. St. ^(SE) corner, to thru
 4 Windows, Wood and Soma Rot.

26f This fire escape is structurally doubtful. Refer to note 8a
 27 Two Penthouses: One for elev. shows evident leakage from roof.
 28a Flashing rusted away in places - Art. St. side

Building Surveyed by

David C. Howard Robert O. Smith 3/16/73

Date

Countersigned by

David C. Howard 4/12/73

Date

Boston Redevelopment Authority

Nancy J. Vincent

Project Engineer

4/13/73

Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	S 2B 3B
BUILDING NO.	59/1
ADDRESS	308 Boylston Street
OWNER/AGENT	Stanley Gruber and David Weinstein thru Niles Realty
ALSO KNOWN AS	Martini-Carl Men's Clothing Store

The brick veneer along Providence Street at the 4th and 5th story level has separated away from the structural wall. The fire escapes located on this facade are fastened to or thru the brick veneer.

A vertical crack starts at the roof line and extends down to the 4th floor level. It is located on the east wall approximately 30 feet from the Providence Street (Southeast) corner.

The penthouse for the elevator has evidence of water leakage from the roof. The other, for the stairs, has a rusted-thru sheet metal door.

Along the Arlington Street side of the building the flashing on the parapet has deteriorated at some locations.

The wooden windows have undergone some rotting.

DEFICIENT

Building Classified by	<u>Thomas J. Enroy</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>David E. [Signature]</u>	<u>4/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & FAR. NO. S 2B 3B

BUILDING NO. 5911

NUMBER OF FLOORS

ADDRESS 308 Boylston Street

OWNER/AGENT Gruber & Weinstein

ALSO KNOWN AS Martin Carl Store

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	12	7	1.7
b) Base matl. loose, miss., broken	13	7	1.9
c) Evidence of leaks	13	7	1.9
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	7	7	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			4
b) Other			1
d) Walls out of plumb ; Line ; Loca.			—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{173}{124} = 1.4$$

Minor Defects = 0

Major Defects = 1

30. COMMUNIT

[illegible]

CORNIC^{HAS}, LOOSE BRICK AT HIGH PARAPET

2 Bo. l. 55s. only one working

2P514 Junction Box 259 Wire - Cutlet Not Grounded

ASSUMENT FLOOD^{ED} AT ONE TIME

10% Vacant

Building Surveyed by *Wm. H. Smith* *Robert C. Smith* 17/73

Date _____
 Date _____

Countersigned by _____ Date _____

Boston Redevelopment Authority
Project Engineer *W. J. Vincent* Date *9/17/73*

Sketch

		MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.		1
b) Other		1
c) Trim, loose, missing or det.		1
d) Walls out of plumb	Line	1
9. FOUNDATIONS & EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Foundation		1
b) Sills & lintels, broken, or det.		1
c) Footing, set, sinking, out of line		1
d) Grading, set, sinking, out of line		1
e) Grading, set, sinking, out of line		1
f) Grading, set, sinking, out of line		1
10. ROOFING (1, 2, 3, 4, M, X, S)		
a) Roofing		1
b) Flashing		1
c) Gutters		1
d) Chimneys		1
e) Parapets		1
f) Skylights		1
11. INTERIORS (1, 2, 3, 4, M, X, S)		
a) Walls		1
b) Ceilings		1
c) Floors		1
d) Stairs		1
e) Railings		1
f) Lighting		1
12. MECHANICAL (1, 2, 3, 4, M, X, S)		
a) Heating		1
b) Cooling		1
c) Ventilation		1
d) Exhaust		1
e) Fire		1
f) Elevators		1
13. ELECTRICAL (1, 2, 3, 4, M, X, S)		
a) Wiring		1
b) Switches		1
c) Outlets		1
d) Panels		1
e) Transformers		1
f) Grounding		1

		MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
a) Method		
b) Type — Hot Air		
c) Type — Hot Water		
d) Type — Steam		
e) Type — Radiant		
f) Type — Unit Heaters, Forced Tube, Ducts		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
a) Method		
b) Type — Siderm, Internal, Separate		
c) Capacity		
d) Capacity		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC		
b) DC		
c) Switchgear, modern		
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
a) Type		
b) Cooling, Htg & Cooling		
c) System		
d) Cooling		
e) Direct Exp. Chilled Water, Purch. Brine		
f) Condensing		
20. CITY WATER, COOLING TOWER, EVAP. COND.		
a) Ductwork: Yes		
b) % of Bldg.		
c) % of building A/C (No. of floors)		
21. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		
b) Area		
c) Condenser		
22. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		
b) Railings, loose, missing, broken		
23. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed		
b) Walls cracked, broken, or det.		
c) Ceilings cracked, broken, or det.		
d) Floors worn, broken, or det.		
e) Stairs worn, broken, sagging		
f) Railings loose, broken, missing		
24. LIGHTING FIXTURES PRESENT, OPERABLE		
a) Panic bars		

		MATL/COND
23. DELIVERY FACILITIES		
a) Off Street Loading		
b) On Street Loading		
c) R. R. Siding		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.		
b) Sills, muds det., out of plumb, or line		
c) Ground, piers, det., or out of line		
d) Stairs to grade		
e) Railing loose, broken, missing, or det.		
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable		
b) Freight		
c) Passenger		
d) Sidewalk		
e) Drive		
f) Manually operated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers		
b) Fire Detectors, Mech.		
c) Portable Extinguishers		
d) Standpipes		
e) Fire Towers		
f) Fire Escapes, No.		
27. EMERGENCY LIGHTS		
a) Obstructed		
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or det.		
d) Wind & skylits deteriorated		
e) Wind & skylits damaged and/or obst.		
28. ROOF (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.		
b) Roof sags or out of line		
c) Chimney(s) det., or out of plumb		
d) Gutters, downspouts, loose, missing, det.		
e) Cornices, fascia, loose, missing, det.		
29. PLUMBING (1, 2, 3, 4, M, X, S)		
a) Open		
b) Roof		
c) Garaged		
d) Garage Condition (1, 2, 3, 4, M, X, S)		

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA BLK. & PAR. NO. S 2B 3B
BUILDING NO. 47/13
ADDRESS 250 Boylston Street
OWNER/AGENT R. M. Bradley & Co.
ALSO KNOWN AS Garden Building

There are some loose bricks in the cornice at the highest
parapet of the west wall.

STANDARD

Building Classified by Francis J. Conroy 4/17/73
Chas. T. Main, Inc. Date
Countersigned by David J. Keenan 4/17/73
Authorized Officer, Chas. T. Main, Inc. Date
Boston Redevelopment Authority Warren J. Vincent 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. S 28.30

BUILDING NO 47/13

NUMBER OF FLOORS 7 + 3rd

ADDRESS 250 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Garden Building

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	13	9	1.5
b) Base matl. loose, miss., broken	11	9	1.2
c) Evidence of leaks	11	9	1.2
3. FLOORS (WD, Conc)%.....	—	—	—
b) Floor sagging or pitched	11	9	1.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			1
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			1
b) Found, det., sinking, out of line			1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{146}{162} = 1.22$$

Minor Defects = ~~146~~ 146

Major Defects = 0

1 Loose Bricks, Not Plumb, 2nd Fl. Hole in Wall

2 Plaster Loose and Falling ^{8th & 9th Bldg. St}

5 Toilet in Basement Not Operating 4th Fl. Toilet Doesn't Work

A a Window casements rotted in places

14 Stairs are Kiosk Not Enclosed, 3rd Fl. Corridor has a Rotted Spot in Floor
There is an open shaft betw. 2nd & 1st floor areas 1' x 2'

28 Roof Cornice ^{RUSTED} Metal.

6 Toilet on 4th Prov. St.: Old Style

7 3rd Fl. Rsg. Junction, ^{Boxes} 30 PERS

This building number 4811 & 4812 covers two buildings
one fronting on Boylston St. & one on Providence St., joined
by covered structure 2 stories high.

Countersigned by	<i>David C. Reed</i>	Date	<i>4/10/73</i>
Boston Redevelopment Authority	<i>Warren J. Vincent</i>	Date	<i>4/17/73</i>
	Project Engineer		

Warren J. Vincent
Project Engineer

Sketch

48/11 and 48/12

	MATL/COND	
1. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	BR	2
b) Other	—	—
c) Tilt, loose, missing or det.	—	—
d) Wall, out of plumb	—	1
2. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Surface, cracked, broken, or det.	—	—
b) Foundation, sinking, out of line	—	—
3. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)		
a) Foundation, sinking, out of line	—	—
4. FOUNDATION EGRESS		
a) To (S) AL, CT, O	UL	2
b) Additional Egress (1, 2, 3, 4, M, X, S)	No.	—
5. FOUNDATION STAIRS (1, 2, 3, 4, M, X, S)		
a) Railings, loose, missing, broken	UL	3
b) FROM INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	—	—
b) Walls, cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	PL	3
d) Floors worn, sagging, or det.	UL	2
e) Stairs worn, broken, sagging	UL	3
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable	Y N	1
h) Panic Bars	Y N	1
11. ELEVATOR CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N	P
b) Walls, Cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	UL	3
e) Stairs worn, broken, sagging	UL	3
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable	Y N	X
h) Panic Bars	Y N	—
12. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	—	—
b) Cols, pier, loose, missing, det.	B	1
c) Ceiling loose, missing, det.	B	1
d) Framing split, deteriorated	PL	4
e) Impression floor, broken, det., missing	—	—
f) Down, bulkheads, deteriorated	UL	3
g) Wind, & skyls, deteriorated	UL	3
h) Wind, & skyls, operate and/or obst.	—	—
i) Stairs deteriorated	—	—
j) Stairs obstructed	Y N	P
k) Lighting fix. present, operable	Y N	S
l) Cellar properly ventilated	Y N	S
m) Free of dampness, water	Y N	S
n) Plumbing, leaks & corrosion	Y N	S
o) Sump pump & pit	Y N	S
p) Enclosed boiler room	Y N	S
q) Boiler room ventilated	Y N	S
r) Lock room door initial clau	Y N	S
s) Lock room door self closing	Y N	S
No.	1	2

	MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
a) Method	—	—
b) Type — Hot Air	UL	3
c) Type — Hot Water	UL	3
d) Unit Heaters, Finned Tube, Ducts	UL	3
e) Type — Steam	UL	3
f) Type — Hot Water	UL	3
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
a) Method	—	—
b) Type — Coal, Purch. Steam	UL	3
c) Type — Sidarm, Internat. Separate	UL	3
d) Capacity 2 C. gph + 1 C. gph	UL	3
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC	UL	3
b) DC	UL	3
c) Switchgear, modern	UL	3
d) Switchgear, modern	UL	3
e) Type	UL	3
f) Service	UL	3
g) Cooling, Htg & Cooling	UL	3
h) System	UL	3
i) Pkg Unit, Central Fan, Fan Coil Unit	UL	3
j) Cooling	UL	3
k) Direct Exp, Chilled Water, Purch. Brine	UL	3
l) Condensing	UL	3
m) City Water, Cooling Tower, Evap. Cond.	UL	3
n) Ductwork: Yes No	UL	3
o) Floor Area	UL	3
20. UTILITIES PRODUCT REPRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine	UL	3
b) Area	UL	3
c) Condenser —	UL	3
d) City Water, Evaporation, Cooling Tower	UL	3
e) Stairs, worn, broken, or sagging	UL	3
f) Railings, loose, missing, broken	UL	3
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	UL	3
b) Walls cracked, broken, or det.	UL	3
c) Ceilings cracked, broken, or det.	UL	3
d) Floors worn, sagging, or det.	UL	3
e) Stairs worn, broken, sagging	UL	3
f) Railings loose, broken, missing	UL	3
g) Lighting fixtures present, operable	UL	3
h) Panic bars	UL	3
No.	1	2

	MATL/COND	
23. DELIVERY FACILITIES		
a) Off Street Loading No.	Y N	1
b) On Street Loading No.	Y N	1
c) R. R. Siding No.	Y N	1
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring too low, missing, or det.	UL	3
b) Sills, muds det., out of plumb, or line	UL	3
c) Found, piers, det., or out of line	UL	3
d) Stairs to grade	UL	3
e) Railings loose, broken, missing, or det.	UL	3
25. ELEVATOR LIFT (1, 2, 3, 4, M, X, S)		
a) Cable	UL	3
b) Weight	UL	3
c) Passenger No.	UL	3
d) Sidewalk No.	UL	3
e) Drive	UL	3
f) Manually operated	UL	3
g) Automatic	UL	3
h) Elevator(s) enclosed	UL	3
i) Power Source, Purch.	UL	3
j) Power Source, shaft	UL	3
k) Fire Protection (1, 2, 3, 4, M, X, S)		
a) Sprinklers	UL	3
b) Fire Detectors, Mech.	UL	3
c) Portable Extinguishers	UL	3
d) Standpipes	UL	3
e) Fire Towers	UL	3
f) Fire Escapes, No.	UL	3
g) Emergency Lights	UL	3
27. TENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed	UL	3
b) Stairs worn, broken, sagging	UL	3
c) Walls cracked, broken, or det.	UL	3
d) Wind, & skyls deteriorated	UL	3
e) Wind, & skyls opaque and/or obst.	UL	3
28. ROOF (1, 2, 3, 4, M, X, S)		
a) Roof mat, loose, missing, or det.	UL	3
b) Roof sags or out of line	UL	3
c) Chimney(s) det. or out of plumb	UL	3
d) Gutters, downspouts, loose, missing, det.	UL	3
e) Cornices, fascia, loose, missing, det.	UL	3
29. PLUMBING (1, 2, 3, 4, M, X, S)		
a) Open	UL	3
b) Roof	UL	3
c) Garaged	UL	3
d) Garage Condition (1, 2, 3, 4, M, X, S)	UL	3
No.	1	2

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S2B3B

BUILDING NO. 48/11 and 48/12

ADDRESS 252 Boylston Street

OWNER/AGENT Grossman

ALSO KNOWN AS Jack's Drum Shop

Plaster is loose and has fallen away from the fourth floor and basement ceilings.

The second floor interior wall has loose and missing bricks and is out of plumb.

The toilets in the basement and on the fourth floor are inoperable.

Window casements are rotted in places.

SUBSTANDARD

Building Classified by

Francis J. Couray
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

D. A. C. Stasi
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. *Park Plaza*

BRA BLK. & F.A.R. NO. *S 2B 3B*

BUILDING NO *48/11 and 48/12*

NUMBER OF FLOORS *5 + BS*

ADDRESS *252 Boylston Street*

OWNER/AGENT *Grossman*

ALSO KNOWN AS *Jack's Drum Shop*

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	12	6	2.0
b) Base matl. loose, miss., broken	9	5	1.8
c) Evidence of leaks	11	6	1.7
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	17	6	2.7
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.	2	1	2
b) Other	-	-	-
d) Walls out of plumb ; Line ; Loca.	1	1	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.	-	-	-
b) Found, det., sinking, out of line	-	-	-
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.	3	1	3
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	4	1	4
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.	1	1	1
b) Roof sags or out of line	3	1	3

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Exmt}} = \frac{219}{105} = 2.09$$

Minor Defects = 0

Major Defects = 4

[illegible]

[illegible]

1000

30. COMMENT

Ref.
Item

	KITCHEN IN BASEMENT LARGE REFRIG. - BASEMENT GOES TO WITHIN FORTY FEET OF THE BOSTON STREET SIDE. THIS FORTY FEET IS CRAWL SPACE
7	MOST OUTLATS GROUND
	NO BOILERS - NO VACANT AREAS
28	TOP OF PARAPET STEEL ON BRICK - PRETTY WELL RUSTED OUT. ROOF DRAINAGE ALTHO UNDER
15	BASEMENT FLOOR SLOPES AT SEVERAL POINTS
4	1ST FLOOR COLORED GLASS WINDOW WITH LENO SASH
26	Fire escape leads only from roof at Providence St. onto neighbor's fire escape to street.
	Remarks: Basement is considered hazardous due to the fact that on Baylston st. side there is no emergency exit and, use of kitchen necessitates one.
Building Surveyed by <u>Edward J. P. E. Henry</u> <u>3/9/73</u> Date <u>3/10/73</u>	
Countersigned by <u>Daniel E. Vincent</u> <u>4/17/73</u> Date <u>4/17/73</u>	
Boston Redevelopment Authority Project Engineer	
Sketch	

BLOCK S2B3A

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2 B 3 A

BUILDING NO. 46/1

ADDRESS 236 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Mousetrap Cabaret

Electrical wiring is exposed in the basement.

Basement ceiling plaster has fallen away in many places.

Some plumbing lines leak in the basement.

STANDARD

Building Classified by

Francis Conway
Chas. T. Main, Inc.

4/11/73
Date

Countersigned by

Dan C. Stuebel
Authorized Officer, Chas. T. Main, Inc.

4/13/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.R. NO. 52B3A

BUILDING NO. 46/1

NUMBER OF FLOORS 1

ADDRESS 236 BOYLSTON ST.

OWNER/AGENT

ALSO KNOWN AS MOUSETRAP CABARET

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	4	3	1.3
b) Base matl. loose, miss., broken	4	3	1.3
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	2	2	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.	1	1	1
b) Other			
d) Walls out of plumb ; Line ; Loca.	1	1	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.	1	1	1
b) Found, det., sinking, out of line	1	1	1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.	2	1	2
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	2	1	2
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.	1	1	1
b) Roof sags or out of line	1	1	1

MAJOR DEFECTS - →

$$\text{MINOR DEFECTS} = \frac{\text{SCORE}}{\text{COUNT}} = \frac{91}{60} = 1.52 \rightarrow$$

30. COMMENT

Ref.
Item

28d Gutters were partly clogged causing large puddles to form & remain on the roof
 7 BASEMENT EXPOSED WIRES ALL KNIPS-OPEN CONNECTION BOXES (Req. wires)
 2 BASEMENT CEILING LOOSE AND FALLING PLASTER-WATER ON FLOOR
 2 BUILDERS OUT IN USE

1d VACANT AREA

25f ELEVATOR NOT IN USE

26g THE FIRST FLOOR AREA WAS BEING BOMB

OVER AT THE TIME THAT WE DID THIS SURVEY
 emergency
 One floodlight only was found in a building
 that should be equipped with several.

Building Surveyed by Robert C Smith Donec 3/8/73

Countersigned by Don C. Smith Date 4/13/73

Boston Redevelopment Authority
 Project Engineer
 Mary J. Vincent Date 4/13/73

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

BRA PROJ. NAME & NO. **PARK PLAZA**

BRA BLK. & P.R. NO. **B2B3A**

BUILDING NO. **46/1**

ADDRESS **136 BOSTON ST**

OWNER AGENT **MR. KEBEL**

ALSO KNOWN AS **CHILD RESTAURANT - MOUSETRAP CABARET**

MATERIAL CODE: (Cont.)

AL - Aluminum

ASB - Asbestos

B - Brick

BR - Brass/Bronze

C - Ceramic

CB - Concrete Block

CI - Cast Iron

CONC - Concrete

CU - Copper

GR - Granite

HA - Hanging Acoustical

L - Lead

M - Marble

OJ - Open Joist

PL - Plaster

SL - Slate

CONDITION CODE:

1 - No deficiencies or deterioration

2 - Def. - det. less than 25%

3 - Def. - det. 26% to 50%

4 - Def. - det. Over 50%

M - Makeshift - Inadequate

X - None or not applicable

S - Not seen, inaccessible

LOCATION CODE:

AL - Alley

CT - Court

ST - Street

O - Other

SUBST - Substructure

1-UP - 1st Floor

MEZ - Mezzanine

AT - Attic

LT - Left

RT - Right

FR - Front

REAR - Rear

SL - Side

TYPE I - Fireproof

TYPE II - Semi-Fireproof

TYPE III - Heavy Timber & Masonry

TYPE IV - Light Wood & Masonry

TYPE V - Metal Frame

TYPE VI - Wooden Frame

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

See "Comments"

TYPE STRUCTURE: A S V D

STRUCTURE CONVERTED: Yes No

CHECK HERE: No floor number 13

Subbasement

Crawl Space

OCCUPANCY GROUP: B

YEAR BUILT:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

1 INSIDE WALLS (1, 2, 3, 4, M, X, S) %

a) Cracks in base material

b) Base material loose, missing, broken

c) Evidence of leaks

2 INSIDE CEILING (1, 2, 3, 4, M, X, S) %

a) Cracks in base material

b) Base material loose, missing, broken

c) Evidence of leaks

3 FLOORS (W.D., Conc) %

a) Flooring worn, loose, or missing

b) Floor sagging in pitched

c) Floor sagging in pitched

4 WINDOWS (1, 2, 3, 4, M, X, S) %

a) Wind & Sky exposure and/or obs.

b) Window frames (1, 2, 3, 4, M, X, S)

c) Frames, Molding Y N P

d) Frames, Vented, Curvedly Y N P

e) Supply lines

f) Drain lines

5 TOILET ROOMS (1, 2, 3, 4, M, X, S)

a) Vents

b) Ceiling

c) Floor

d) Partitions

e) Ventilated, currently Y N P

f) Utilities ELECTRICAL (1, 2, 3, 4, M, X, S)

a) Wiring exposed Y N P

b) Fixtures, missing Y N P

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S2B3A

BUILDING NO. 45/2

ADDRESS 230 Boylston St. thru to 7 Providence St.

OWNER/AGENT

ALSO KNOWN AS Bradbury Building

Exterior examination only.

Access was denied.

NOT RATED BECAUSE ACCESS WAS DENIED

Building Classified by

Francis J. Conroy
Chas. T. Main, Inc.

7/17/73
Date

Countersigned by

David C. Edwards
Authorized Officer, Chas. T. Main, Inc.

7/17/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

7/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.R. NO. S2 B 3 A

BUILDING NO. 45 / 2

NUMBER OF FLOORS 7 + B

ADDRESS 250 BOYLSTON ST

OWNER/AGENT

ALSO KNOWN AS BRADBURY BQ.

ACCESS DENIED IN MARCH 1973

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material			
b) Base matl. loose, miss., broken			
c) Evidence of leaks			
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched			
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			
b) Other			
d) Walls out of plumb ; Line ; Loca.			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			
b) Found, det., sinking, out of line			
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
d) Framing split, deteriorated			
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			

Wm. J. Vancut
Project Engineer

Access was denied. 3/73

By Daniel [Signature] Date Robert O Smith 4/13/73

Date _____

Date _____

218(1)

22. 10. 53

A/17/73

218(1)

Sketch

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

30

[illegible]

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		—	—
a) Masonry & joints — Loose, missing or det.		STO	—
b) Other		—	—
c) Trim, loose, missing or det.		—	—
d) Walls loose, missing or det.		—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		—	—
a) Sills, etc. low, broken, or det.		—	—
b) Foundation, set, sinking, out of line		—	—
10. INTERIOR WALLS		—	—
a) b) to (ST, M, CF, O)		—	—
b) Additional Entries (1, 2, 3, 4, M, X, S)	No.	—	—
c) Stairs worn, broken, sagging		—	—
d) Railings, loose, missing, broken		—	—
11. FRONT INTERIOR & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) b) c) d) e) f) g) h) i) j) k) l) m) n) o) p) q) r) s) t) u) v) w) x) y) z)	Y N P	—	—
12. Ceilings cracked, broken, or det.		—	—
13. Floors worn, sagging, or det.		—	—
14. Stairs worn, broken, sagging		—	—
15. Railings loose, broken, missing		—	—
16. Lighting fixtures present, operable	Y N	—	—
17. Panic Bars	Y N	—	—
18. Obstructed	Y N P	—	—
19. Walls, Cracked, broken, or det.		—	—
20. Ceilings cracked, broken, or det.		—	—
21. Floors worn, sagging, or det.		—	—
22. Stairs worn, broken, sagging		—	—
23. Railings loose, broken, missing		—	—
24. Doors, bulkheads, deteriorated		—	—
25. Wind & skyls. deteriorated		—	—
26. Stairs deteriorated		—	—
27. Stairs obstructed	Y N P	—	—
28. Lighting fix. present, operable	Y N S	—	—
29. Ceiling properly ventilated	Y N S	—	—
30. Free of dampness, water	Y N S	—	—
31. Plumbing, leaks & corrosion	Y N S	—	—
32. Sump pump & pit	Y N S	—	—
33. Enclosed boiler room	Y N S	—	—
34. Boiler room ventilated	Y N S	—	—
35. Boiler room door metal clad	Y N S	—	—
36. Boiler room door self closing	Y N S	—	—
No.		—	—

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) Type — Oil, Gas, Coal, Purch. Steam	btw/hr	—	—
c) Type — Hot Air	btw/hr	—	—
d) Type — Steam	btw/hr	—	—
e) Type — Unit Heaters, Finned Tube, Ducts	btw/hr	—	—
f) Type — Incinerator, Masonry	btw/hr	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) Type — Oil, Gas, Coal, Purch. Steam	btw/hr	—	—
c) Type — Sidearm, Internal, Separate	btw/hr	—	—
d) Type — PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	btw/hr	—	—
e) Type — AC	btw/hr	—	—
f) Type — DC	btw/hr	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		—	—
a) AC	btw/hr	—	—
b) DC	btw/hr	—	—
c) Switchgear, modern	btw/hr	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		—	—
a) Type	btw/hr	—	—
b) Service	btw/hr	—	—
c) Cooling, Htg & Cooling	btw/hr	—	—
d) System	btw/hr	—	—
e) Pkg Unit, Central Fan, Fan Coil Unit	btw/hr	—	—
f) Cooling	btw/hr	—	—
20. Direct Exp, Chilled Water, Purch. Brine	btw/hr	—	—
21. Condensing	btw/hr	—	—
22. City Water, Cooling Tower, Evap. Cond.	btw/hr	—	—
23. Ductwork: Yes No	btw/hr	—	—
24. % of building A/C (No. of floors)	btw/hr	—	—
25. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		—	—
a) DX, Brine, Purch. Brine	btw/hr	—	—
b) Area	btw/hr	—	—
c) Condenser	btw/hr	—	—
d) City Water, Evaporation, Cooling Tower	btw/hr	—	—
26. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Stairs worn, broken, or sagging	btw/hr	—	—
b) Railings, loose, missing, broken	btw/hr	—	—
27. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed	btw/hr	—	—
b) Walls cracked, broken, or det.	btw/hr	—	—
c) Ceilings cracked, broken, or det.	btw/hr	—	—
d) Floors worn, sagging, or det.	btw/hr	—	—
e) Stairs worn, broken, sagging	btw/hr	—	—
f) Railings loose, broken, missing	btw/hr	—	—
g) Lighting fixtures present, operable	btw/hr	—	—
h) Panic bars	btw/hr	—	—

		MATL/COND	
23. DELIVERY FACILITIES		—	—
a) Off Street Loading	No.	Y N	—
b) On Street Loading	No.	Y N	—
c) R. R. Loading	No.	Y N	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		—	—
a) Loading	No.	Y N	—
b) Sills, numbers det., out of plumb, or det.	No.	Y N	—
c) Piers, numbers det., out of plumb, or det.	No.	Y N	—
d) Stairs to grade	No.	Y N	—
e) Railings loose, broken, missing or det.	No.	Y N	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		—	—
a) Cable	No.	Y N	—
b) Freight	No.	Y N	—
c) Passenger	No.	Y N	—
d) Sidewalk	No.	Y N	—
e) Drive	No.	Y N	—
f) Manually operated	No.	Y N	—
26. Semi-automatic	No.	Y N	—
27. Automatic	No.	Y N	—
28. Elevation (s) enclosed	No.	Y N	—
29. Empty elevator shaft	No.	Y N	—
30. Power Source, Purch.	No.	Y N	—
31. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		—	—
a) Sprinklers	No.	Y N	—
b) Fire Detectors, Mech.	No.	Y N	—
c) Portable Extinguishers	No.	Y N	—
d) Standpipes	No.	Y N	—
e) Fire Towers	No.	Y N	—
f) Fire Escapes, No. C ; to grade, No. lateral, No.	No.	Y N	—
32. Emergency Lights	No.	Y N	—
33. TENTHOUSE (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed	No.	Y N	—
b) Stairs worn, broken, sagging	No.	Y N	—
c) Walls cracked, broken, or det.	No.	Y N	—
d) Wind, & skyls. deteriorated	No.	Y N	—
34. ROOF: (1, 2, 3, 4, M, X, S)		—	—
a) Roof matl. loose, missing, or det.	No.	Y N	—
b) Roof sags or out of line	No.	Y N	—
c) Chimney(s) det. or out of plumb	No.	Y N	—
d) Gutters, downspouts, loose, missing, det.	No.	Y N	—
e) Cornices, fascia, loose, missing, det.	No.	Y N	—
35. PLUMBING (1, 2, 3, 4, M, X, S)		—	—
a) Open	No.	Y N	—
b) Roof	No.	Y N	—
c) Unsegregated	No.	Y N	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	No.	Y N	—

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2 B 3 A

BUILDING NO. 44/3

ADDRESS 60 Park Square

OWNER/AGENT

ALSO KNOWN AS Avis Rent-a-Car

This property consists of an underground garage and a very small office building.

The underground garage walls and ceilings show evidence of leaks thru the structural masonry, which is in poor condition.

Electrical wiring is exposed in several open junction boxes. Electrical conduit is heavily rusted in several places.

The office building has a severe crack in the exterior concrete wall at the auto ramp on the west side.

The office building has a sagged wood floor and the ceiling shows some evidence of leaks from the roof.

SUBSTANDARD
Building Classified by

Francis J. Conroy
Chas. T. Main, Inc.

7/11/73
Date

Countersigned by

Delbert J. ...
Authorized Officer, Chas. T. Main, Inc.

7/15/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

7/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 5233A

BUILDING NO. 44/3

NUMBER OF FLOORS 1 + B

ADDRESS 60 PARK SQUARE

OWNER/AGENT

ALSO KNOWN AS AVIS RENT-A-CAR

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	4	2	2
b) Base matl. loose, miss., broken	4	2	2
c) Evidence of leaks	5	2	2.5
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	5	2	2.5
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.	2	1	2
b) Other	2	1	2
d) Walls out of plumb ; Line ; Loca.	2	1	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.	2	1	2
b) Found, det., sinking, out of line	2	1	2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.	1	1	1
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated	2	1	2
b) Cols, piers, loose, missing, det.	2	1	2
d) Framing split, deteriorated	1	1	1
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.	1	1	1
b) Roof sags or out of line	1	1	1

MAJOR DEFECTS.

2

MINOR DEFECTS

$$\frac{\text{SCORE}}{\text{COUNT}} = \frac{58}{35} = 1.65$$

- 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. PARK PLAZABRA BLK. & PAR. NO. 52 B3ABUILDING NO. 44/3ADDRESS 60 PARK SQUAREOWNER/AGENT AVIS RENT-A-CARWARD NO. DATE 3/14/73 A.M. P.M.

No. Floors 1 + 2 - LEVEL GARAGE; 1 = BASEMENT
 No. D.U.'s 0 2 = ROOF OVER BASEMENT

MATERIAL CODE:
 AL — Aluminum
 ASB — Asbestos
 B — Brick
 BR — Brass/Brone
 C — Ceramic
 CB — Cast Iron
 CL — Concrete Block
 CONC — Concrete
 CU — Copper
 GR — Granite
 HAC — Hanging Acoustical
 L — Lead
 L — Lath
 M — Marble
 OJ — Open Joist
 PL — Plaster
 SL — Slate

LOCATION CODE:
 AL — Alley
 CT — Court
 ST — Street
 O — Other
 S-BST — Subbasement
 L-UP — Floor No.
 MEZ — Mezzanine
 PH — Penthouse
 AT — Attic
 Lt — Left
 F — Front
 R — Rear
 S — Side

BUILDING TYPE:
 Type I — Fireproof
 Type II — Semi-Fireproof
 Type III — Heavy Timber & Masonry
 Type IV — Light Wood & Masonry
 Type V — Metal Frame
 Type VI — Wooden Frame

MISC. SYMBOLS:
 Y — Yes
 N — No
 P — Partial
 ? — See "Comments"

TYPE STRUCTURE: A S ✓ D

Structure Converted: Yes No ✓ From

OCCUPANCY GROUP:
 Group A — Theatres
 Group B — Halls
 Group C — Schools
 Group D — Hospitals & Detention Buildings
 Group E — Commercial Bldgs. of Hazardous Occupancy
 Group F — Office & Commercial Buildings
 Group G — Convent'l Bldgs. of Non-hazardous Occupancy
 Group H — Unlimited Habitation & Large Dwellings
 Group I — Limited Habitation & Small Dwellings
 Other

CHECK HERE:
 No. floor number 13 NC
 Subbasement NC
 Crawl Space NC

BUILDING TYPE: <u>IV</u>		OCCUPANCY GROUP:										YEAR BUILT:									
Floor Location		MATERIAL/CONDITION										YEAR BUILT:									
		S-BST	1ST	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
		M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C				
* 1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %																					
a) Cracks in base material																					
b) Base mat'l loose, miss, broken																					
c) Evidence of leaks																					
* 2. INSIDE CEILINGS (01, PL, SM, C, HAZ) %																					
a) Cracks in base material																					
b) Base mat'l loose, miss, broken																					
c) Evidence of leaks																					
* 3. FLOORS (WD, Conc) %																					
a) Flooring worn, loose, or missing																					
b) Floor surging or pitched																					
4. WINDOWS (WD, S/L, AL)																					
a) Inoperable or deteriorated																					
b) Wind. & S/L opaque and/or obst.																					
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)																					
a) Fixtures, Modern																					
b) Fix., Vented, Currently																					
c) Supply lines																					
d) Drain lines																					
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)																					
a) Walls																					
b) Ceiling																					
c) Floor																					
d) Partitions																					
e) Ventilated, Currently																					
* 7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																					
a) Wiring, exposed																					
b) Fixtures, modern																					

MATEL/COND		FEST	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	2	2	2
* a) Masonry & Joints — Loose, missing or det.	2	2	2
b) Other	—	—	—
c) Trim, loose, missing or det.	—	—	—
d) Walls out of plumb : Line : Loca.	2	2	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	2	2	2
a) Surface loose, broken, or det.	2	2	2
b) Found. det, sinking, out of line	—	—	—
10. MASONRY OR CANOPY (1, 2, 3, 4, M, X, S)	—	—	—
* 11. INTERIOR WALLS			
a) Is to STAIR, CT, O)	2	2	2
b) Additional Entries (1, 2, 3, 4, M, X, S)	No.	2	2
c) Additional Entry (1, 2, 3, 4, M, X, S)	—	—	—
d) Stairs worn, broken, sagging	—	—	—
e) Stairs worn, broken, sagging	—	—	—
f) Railings, loose, missing, broken	—	—	—
12. FLOORING INTERIORITY & STAIRS (1, 2, 3, 4, M, X, S)	Y	N	P
a) Obstructed	Y	N	P
b) Walls cracked, broken, or det.	Y	N	P
c) Ceilings cracked, broken, or det.	Y	N	P
d) Floors worn, sagging, or det.	Y	N	P
e) Stairs worn, broken, sagging	Y	N	P
f) Railings loose, broken, missing	Y	N	P
g) Lighting fixtures present, Operable	Y	N	P
h) Panic Bars	Y	N	P
13. BASEMENT (1, 2, 3, 4, M, X, S) GARAGE	Y	N	P
a) Foundation walls deteriorated	Y	N	P
b) Coils, pipes, loose, missing, det.	Y	N	P
c) Ceiling loose, missing, det.	Y	N	P
d) Framing split, deteriorated	Y	N	P
e) Imperious floor, broken, det, missing	Y	N	P
f) Doors, bulkheads, deteriorated	Y	N	P
g) Wind. & skylts. deteriorated	Y	N	P
h) Wind. & skylts. opaque and/or obst.	Y	N	P
i) Stairs deteriorated	Y	N	P
j) Stairs obstructed	Y	N	P
k) Lighting fix. present, operable	Y	N	P
l) Cellar properly ventilated	Y	N	P
m) Free of dampness, water	Y	N	P
n) Plumbing, leaks & corrosion	Y	N	P
o) Sump pump & pit	Y	N	P
p) Enclosed boiler room	Y	N	P
q) Boiler room ventilated	Y	N	P
r) Boiler room door metal clad	Y	N	P
s) Boiler room door self closing	Y	N	P
No.	Y	N	P

	MATL/CON
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	-
Method	-
a) Oil, (gas) Coal, Purch. Steam	-
b) Type — Hot Air	btu/hr
Hot Water	btu/hr
c) Pipe Coils, Radiators	-
Unit Heaters, Flueled Tube, Ducts	-
d) Incinerator, Masonry	-
litred	X
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	-
T, Method	-
a) Oil, (gas) Coal, Purch. Steam	-
b) Type — Sidewarm, Internal, Separate	-
c) Capacity RPH	cf
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	-
a) AC ✓ DC	-
b) Volts 120-208-480	-
c) Switchgear, modern	-
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	Y, N P
Type	-
a) Service:	-
Cooling, Htg & Cooling	-
Size	Tons
b) System:	-
Pkg Unit Central Fan, Fan Coil Unit	-
c) Cooling:	-
Direct Exp, Chilled Water, Purch. Brine	-
d) Condensing:	-
City Water, Cooling Tower, Evap. Cond.	-
e) Ductwork: Yes No	% Bldg.
Floor Area	-
f) % of building A/C (No. of floors)	-
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	-
a) DX, Brine, Purch. Brine	-
b) Area s.f.	°F
c) Condenser —	-
City Water, Evaporation, Cooling Tower	-
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	-
a) Stairs, worn, broken, or sagging	-
b) Railings, loose, missing	-
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	-
a) Obstructed	Y, N
b) Walls cracked, broken, or del.	-
c) Ceilings cracked, broken, or del.	-
d) Floors worn, sagging, or del.	-
e) Stairs worn, broken, sagging	-
f) Railings loose, broken, missing	-
g) Lighting fixtures present, operable	Y, N
h) Panic bars	Y, N

23. DELIVERY FACILITIES		Y: N	
a) Off Street Loading No.	/	Y	N
b) On Street Loading No.	/	Y	N
c) R. K. Saline No.		Y	N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Flooring loose, missing, or det.			
b) Sills, members det., out of plumb, or line			
c) Joist, piers, det., or out of line			
d) Stairs to grade			
e) Keeling loose, broken, missing, or det.			
25. LUBRICATORS 1, 2, 3, 4, M, X, S)			
a) Cab	Hyl.		
b) Weight No.	Capacity		
c) Pressure No.	Capacity		
d) Sidewalk No.	Capacity		
e) Drive AC DC	in Penhouse	BST	
f) Manually operated	No.		
g) Semi-automatic	No.		
h) Automatic	No.		
i) Elevator(s) enclosed	No.		
j) Empty elevator shaft No.			
k) Power Source, Purch.	Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers dry	wet		
b) Fire Detectors, Mech.	Elec.		
c) Portable Extinguishers		Y	N
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No.	: to Grade, No. lateral, No.		
g) Emergency Lights			
27. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Obstructed		Y	N
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylights deteriorated			
e) Wind & skylights opening and/or obstructed			
28. ROOF: (1, 2, 3, 4, M, X, S)			
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspouts, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
29. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Open	No.	Y	N
b) Roof			
c) Garaged	No.	Y	N
d) Garage Condition (1, 2, 3, 4, M, X, S)			

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. S 2 B 3 A

BUILDING NO. 43/4

ADDRESS 58 Park Square

OWNER/AGENT

ALSO KNOWN AS Playboy Club

From an external inspection by Chas. T. Main, Inc. and a visit by a City Inspector it appears that little has changed since the previous inspection of 1972.

The exterior walls appear to be out of plumb.

The west wall has lost mortar in many areas.

NOT RATED BECAUSE ACCESS DENIED

Building Classified by

Daniel J. Conway
Chas. T. Main, Inc.

4/11/73
Date

Countersigned by

Daniel J. Conway
Authorized Officer, Chas. T. Main, Inc.

4/11/73
Date

Boston Redevelopment Authority

William J. Vincent
Project Engineer

4/13/73
Date

BLOCK S2B4A – Not Authorized

BLOCK 396-407

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	396-407
BUILDING NO.	42/1
ADDRESS	201 Stuart Street
OWNER/AGENT	
ALSO KNOWN AS	Motor Mart Garage

There are cracks in the floor at various locations on every floor.

Existing Boilers are not in use.

The garage overhead fire doors on upper floors are generally inoperable.
The door jambs are damaged.

Fire extinguishers are missing on all but the second floor.

The ladder needed to enter the elevator penthouse is missing.

The roof sags at some locations so that water collects away from drains.

The gasoline storage tank, located in the basement, is not vented to the outside. The gasoline pump leaks and there are no "No Smoking" signs nor fire extinguishers.

STANDARD

Building Classified by

Francis J. Loney
Chas. T. Main, Inc.

4/13/73
Date

Countersigned by

David E. Keefe
Authorized Officer, Chas. T. Main, Inc.

4/13/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 386 407

BUILDING NO 4211

NUMBER OF FLOORS 8 + 2 851

ADDRESS 201 Stuart Street

OWNER/AGENT

ALSO KNOWN AS Motor Mail Garage

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	9	9	1.0
b) Base matl. loose, miss., broken	9	9	1.0
c) Evidence of leaks	9	9	1.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	10	10	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			1
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{count}} = \frac{176}{95} = 1.85 \quad \text{Minor Defects} = 0$$

$$\text{Major Defects} = 0$$

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. **PARK PLAZA**

BRA BLK. & TWR. NO. **396-407**

BUILDING NO. **42/1**

ADDRESS **201 Stuart St.**

WARD NO. DATE **3-7-73** **(A.M.)**

WARD NO. DATE **3-7-73** **(A.M.)**

P.M.

OWNER AGENT **201 Stuart St.**

ALSO KNOWN AS **MOTOR MART GARAGE**

NO. FLOORS **8** **BSMT + 5 ST**

NO. D.U.'s **0** **(None)**

Occupancy Group

MATERIAL CODE: (Cont.)

AL - Aluminum

ASB - Asphalt

B - Brick

BR - Brick

C - Concrete

CB - Concrete Block

CL - Cast Iron

CONC - Concrete

CU - Copper

GR - Gypsum

HAC - Hanging Acoustical

L - Lead

M - Marble

OJ - Open Joint

PL - Plaster

SL - Slate

LOCATION CODE:

AL - Alley

CT - Court

ST - Street

OT - Other

S-BST - Subbasement

I-UP - Floor No.

MEZ - Mezzanine

PH - Penthouse

AT - Attic

Rt - Right

Lt - Left

F - Front

R - Rear

S - Side

BUILDING TYPE:

Type I - Fireproof

Type II - Semi-Fireproof

Type III - Heavy Timber & Masonry

Type IV - Light Wood & Masonry

Type V - Metal Frame

Type VI - Wooden Frame

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

See "Comments"

OCCUPANCY GROUP:

Group A - Theatres

Group B - Halls

Group C - Schools

Group D - Hospitals & Detention Buildings

Group E - Commercial Bldgs. of Hazardous Occupancy

Group F - Office & Commercial Buildings

Group G - Commercial Bldgs. of Non-hazardous Occupancy

Group H - Unlimited Habitation & Large Dwellings

Group I - Limited Habitation & Small Dwellings

Other

CHECK HERE:

No floor number 13 **N**

Subbasement **Y**

Crawl Space **N**

Type Structure: A S D **✓**

Structure Converted: Yes No **✓** From

BUILDING TYPE **I**

OCCUPANCY GROUP: Other - **Parking Garage**

YEAR BUILT: **1926** **(sec on boiler)**

MATERIAL/CONDITION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

1. INSIDE WALLS (1, 2, 3, 4, M, X, S) **65% T 25% C 8 10% B**

a) Cracks in base material

b) Base mtl. loose, muss., broken

c) Evidence of leaks

2. INSIDE CEILINGS (OL, PL, SM, C, HAC) **10% PL**

a) Cracks in base material

b) Base mtl. loose, muss., broken

c) Evidence of leaks

3. FLOORS (W/D, C, Cmt) **100% Good**

a) Flooring worn, loose, or missing

b) Floor cracks in pitched

4. WINDOWS (W/D, STL, AL) **90% STL 10% AL**

a) Inoperable or deteriorated

b) Wind & Sk. is opaque and/or obs.

5. UTILITIES (PLUMBING (1, 2, 3, 4, M, X, S))

a) Fixtures, Modern **Y N ✓ P**

b) Fix., Vented, Currently **Y N ✓ P**

c) Supply lines

d) Drain lines

6. TOILET ROOMS (1, 2, 3, 4, M, X, S)

a) Walls

b) Ceiling

c) Floor

d) Partitions

e) Ventilated, Currently **Y N ✓ P**

7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)

a) Wiring, exp'd **Y N ✓ P**

b) Fixtures, mod. in

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & Joints — loose, missing or det.	C B
b) Other	STU
c) Trim, loose, missing or det.	STU
d) Walls out of plumb	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Seta, e loose, broken, or det.	
b) Foundations sinking, out of line	
10. MARQUEL OR CANOPY (1, 2, 3, 4, M, X, S)	
a) To (ST, AL, CT, O)	
b) Additional Braces (1, 2, 3, 4, M, X, S)	No.
c) Status worn, broken, sagging	
d) Railings, loose, missing, broken	
11. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N P
b) Walls cracked, broken, or det.	M
c) Ceilings cracked, broken, or det.	PL
d) Floors worn, sagging, or det.	COM
e) Stairs worn, broken, sagging	1
f) Railings loose, broken, missing	X
g) Lighting fixtures present, Operable	PL Y N
h) Panic Bars	Y N
12. PL. ELEC. CORRIDORS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N P
b) Walls, cracked, broken, or det.	M
c) Ceilings cracked, broken, or det.	X
d) Floors worn, sagging, or det.	COM
e) Stairs worn, broken, sagging	1
f) Railings loose, broken, missing	1
g) Lighting fixtures present, operable	Y N
h) Panic Bars	Y N
13. BASEMENT (1, 2, 3, 4, M, X, S)	
a) Foundation walls deteriorated	COM
b) Walls, loose, missing, det.	COM
c) Ceiling loose, missing, det.	X
d) Framing split, deteriorated	COM
e) Imperfect floor, broken, det., missing	1
f) Doors, bulkheads, deteriorated	COM
g) Wind & skylite, deteriorated	1
h) Wind & skylite, opaque and/or obst.	1
i) Stairs deteriorated	1
j) Stairs obstructed	Y N P
k) Lighting fixtures present, operable	Y N
l) Cellar properly ventilated	Y N
m) Free of dampness, water	Y N
n) Plumbing, leaks & corrosion	Y N
o) Sump pump & pit	Y N
p) Enclosed boiler room	Y N
q) Boiler room ventilated	Y N
r) Boiler room door metal and self closing	Y N
No.	4

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	
b) Type — Hot Air	blw/hr
c) Type — Hot Water	blw/hr
d) Type — Steam	blw/hr
e) Type — Unit Heaters, Finned Tube, Ducts	
f) Incinerator, Masonry Prefab	
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
a) Method	
b) Type — Oil, Gas, Coal, (Purch. Steam)	
c) Type — Sidarm, Internal, Separate	
d) Capacity	gph
e) Type — PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC	DC
b) Voltage	220-208/460
c) Switchgear, modern	Y N PY
18. UTILITIES A/C (1, 2, 3, 4, M, X, S)	
a) Type	
b) Service:	
c) Cooling, Htg & Cooling	
d) System:	
e) Cooling: Pkg Unit, Central Fan, Fan Coil Unit	
f) Direct Exp. Chilled Water, Purch. Brine	
g) Condensing:	
h) City Water, Cooling Tower, Evap. Cond.	
i) Ductwork: Yes No	% Bldg.
j) % of building A/C (No. of floors)	Floor Area
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Purch. Brine	
b) Area	s.f.
c) Condenser —	Temp. °F
d) City Water, Evaporation, Cooling Tower	
e) Status, worn, broken, sagging	
f) Railings, loose, missing, broken	
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N
b) Walls cracked, broken, or det.	1
c) Ceilings cracked, broken, or det.	1
d) Floors worn, sagging, or det.	1
e) Stairs worn, broken, sagging	1
f) Railings loose, broken, missing	1
g) Lighting fixtures present, operable	Y N
h) Panic bars	Y N

	MATL/COND
23. DELIVERY FACILITIES	
a) Off Street Loading	No. 10 ±
b) On Street Loading	No. 10 ±
c) K. R. Siding	No. 10 ±
d) LOADING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Flooring loose, missing, or det.	
b) Str. members det., out of plumb, or line	
c) Found, piers, det., or out of line	
d) Status to Grade	
e) Railings loose, broken, missing, or det.	
24. ELEVATORS (1, 2, 3, 4, M, X, S)	
a) Cab	Hyd.
b) Weight	No. 1
c) Passenger No.	3
d) Sidewalk	No. 3
e) Drive	AC DC
f) Manually operated	No. 3
g) Semi-automatic	No. 3
h) Automatic	No. 3
i) Elevator(s) enclosed	No. 3
j) Empty elevator shaft	No. 3
k) Power Source, Purch.	Generated
25. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Fire Detectors, Mech.	dry
b) Fire Detectors, Elec.	wet
c) Portable Extinguishers	Y N
d) Standpipes	1
e) Fire Towers	5 towers
f) Fire Escapes, No. 0	to Grade, No. lateral, No.
g) Emergency Lights (EXIT SIGNS ONLY)	1
26. PENTHOUSE (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N
b) Stairs worn, broken, sagging	1
c) Walls cracked, broken, or det.	1
d) Wind & skylite deteriorated	1
e) Wind & skylite opaque and/or obst.	1
28. ROOF (1, 2, 3, 4, M, X, S)	
a) Roof mat, loose, missing, or det.	1
b) Roof sags or out of line	1
c) Chimney(s) det., or out of plumb	1
d) Gutters, downspouts, loose, missing, det.	1
e) Cornices, fascia, loose, missing, det.	1
29. PLUMBING (1, 2, 3, 4, M, X, S)	
a) Open	No.
b) Roof	No.
c) Garaged	No. 900
d) Garage Condition (1, 2, 3, 4, M, X, S)	Y N

Ref.
Item

3a Occasional patching of floor cracks at every floor

8b Exterior of C.B. walls were stucco

15p Boilers are not in use

26 Garage overhead fire doors on upper floors were generally inoperable, door jambs were damaged.

26c Extinguishers only @ 2ND Floor near gas dispenser (Hertz Rental Area)

27 Elevator penthouse was not accessible, ladder missing

28e Copper Flashing - condition 2

28b Roof ponding - condition 2

Remarks: Gasoline storage tank in Bst. not vented, gaso-
line pump leaks - no "No Smoking" signs or
fire extinguishers

Building Surveyed by Philip M. Daine E. Lanning March 23, 1973
Date Date

Countersigned by Daniel C. Howard 4/24/73
Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

Sketch

BLOCK 397-A

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	397-A-106
BUILDING NO.	9/1
ADDRESS	52 Elliot Street
OWNER/AGENT	
ALSO KNOWN AS	Sarni Cleaners

Only the basement and first floor were inspected. The owner did not permit access to second and third floors.

Plaster on first floor walls is loose and missing.

The first floor wooden joists are split and the cross bracing is missing.

The inspected portion of the basement floor is hazardous.

The flooring is partially of loose wood planks and the remainder is of concrete.

An abandoned elevator is in the basement.

The stucco trim and wall material is cracked on the north face.

SUBSTANDARD

Building Classified by	<u>James Flannery</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Daniel C. Hunt</u>	<u>4/11/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 397-A-106

BUILDING NO 9/1

NUMBER OF FLOORS 31 Bst

ADDRESS 52 Eliot Street

OWNER/AGENT

ALSO KNOWN AS Sacri Cleaners

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	5	2	2.5
b) Base matl. loose, miss., broken	5	2	2.5
c) Evidence of leaks	2	2	1.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	6	2	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			2.0
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			S
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{60}{24} = 2.5$ Minor Defects = 1

Major Defects = 5

30. COMMENT

Ref.
Item

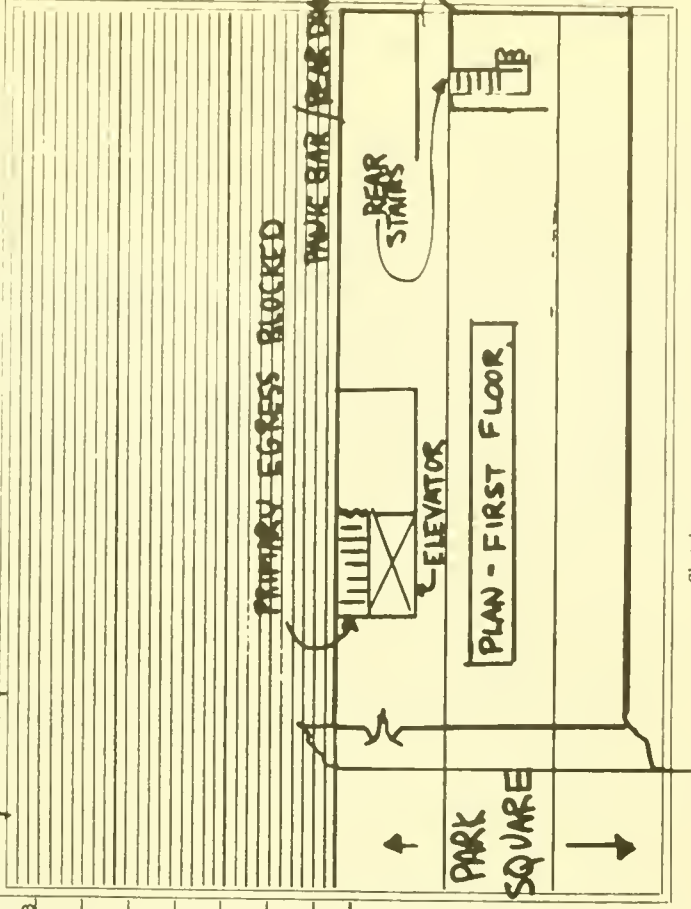
11, 6, 7 etc Only BST & 1st Floor were inspected, owner did not permit access to 2nd & 3rd floors, so items are incomplete; this includes any egress, etc.
 1a, b Plaster was seriously cracked & portions have fallen; [2a, b] Bridging is missing & joists are split
 13 See Condition / Material of 1st floor
 19 Portable Air conditioner on 1st floor.

3b BST floor is hazardous & isn't completely inspected.

8b Stucco trim & wall material is cracked on north facade
 23b Elevator is abandoned in BST.

Set Remarks: BST floor is partially loose wood plants; underside not seen. Portions of BST were concrete

Building Surveyed by Philip M. Davis E. Henry March 23, 1973
 Date
 Countersigned by David C. [Signature] 4/13/73
 Date
 Boston Redevelopment Authority Wm. J. Vincent 1/13/73
 Project Engineer Date



MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 397-A-104

BUILDING NO. 41/2

ADDRESS 6 ELIOT STREET

OWNER/AGENT

ALSO KNOWN AS LOCOST RENTAL

The boiler room is not easily accessible because the wooden stairway leading to it is dangerous.

The oil tank is not vented to the outside.

The dwelling unit which occupies the entire 2nd floor was not inspected because the tenant was not available.

DEFICIENT

Building Classified by Francis J. Morley 4/13/73
Chas. T. Main, Inc. Date

Countersigned by W. C. [Signature] 4/13/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 397-A-104

BUILDING NO. 41/2

NUMBER OF FLOORS 21 60

ADDRESS 6 Eliot Street

OWNER/AGENT

ALSO KNOWN AS Loosest Rentals

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	1	1	1
3. FLOORS (WD, Conc)%.....	—	—	—
b) Floor sagging or pitched	4	2	2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{84}{35} = 2.21$$

$$\text{Minor Defects} = 2.21$$

$$\text{Major Defects} = 0$$

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. **PARK PLAZA**
BRA BLK. & T.A.R. NO. **397-A - 104**
BUILDING NO. **41/2**

WARD NO. DATE **3/8/73** **(A.M.)** **P.M.**

ADDRESS **6 ELIOT ST.**

No. Floors **2 + Crawl Space**
No. D.U.'s **1**

ALSO KNOWN AS **LOCOST DENTALS**

MATERIAL CODE: (Cont.)		LOCATION CODE:		BUILDING TYPE:		OCCUPANCY GROUP:	
AL - Aluminum	SM - Sheet Metal	AL - Alley	Type I - Fireproof	Group A - Theatres			
AS - A-br-sts	STL - Steel	CT - Court	Type II - Semi-Fireproof	Group B - Halls			
B - Brick	STU - Stone	ST - Street	Type III - Heavy Timber & Masonry	Group C - Schools			
BR - Brass/Brnze	STU - Stone	OT - Other	Type IV - Light Wood & Masonry	Group D - Hospitals & Detention Buildings			
C - Ceramic	T - Tile	S-BST - Subbasement	Type V - Metal Frame	Group E - Commercial Bldgs. of Hazardous Occupancy			
CB - Concrete Block	WD - Wood	I-BST - I-Up	Type VI - Wooden Frame	Group F - Office & Commercial Buildings			
CI - Cast Iron	T & G - Tar & Gravel	MEZ - Mezzanine	MISC. SYMBOLS:	Group G - Commercial Bldgs. of Non-hazardous Occupancy			
CONC - Concrete		PH - Penthouse	Y - Yes	Group H - Unlimited Habitation & Large Dwellings			
CU - Copper		AT - Attic	N - No	Group I - Limited Habitation & Small Dwellings			
GR - Granite		RT - Right	P - Partial	Other			
HA - Hanging Acoustical		LT - Left	• - See "Comments"				
L - Lead		F - Front					
M - Marble		R - Rear					
OJ - Open Joist		S - Side					
PL - Ply or							
SL - Slate							

CONDITION CODE:
1 - No deficiencies or deterioration
2 - Def. - det. less than 25%
3 - Def. - det. 26% to 50%
4 - Def. - det. Over 50%
M - Makeshift - Inadequate
X - None or not applicable
S - Not seen, inaccessible

TYPE STRUCTURE: A S D ✓
Structure Converted: Yes ✓ No From

CHECK HERE:
No floor number 13 ✓
Subbasement
Crawl Space

BUILDING TYPE: II		OCCUPANCY GROUP: E (Gas Station & Unit garage)		YEAR BUILT:	
Floor Location		CRAWL SPACE		MATERIAL/CONDITION	
S-BST	MEZ	1	2	3	4
M	C	M	C	M	C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 50% PL					
a) Cracks in base material					
b) Base matl. loose, miss., broken					
c) Evidence of leaks					
2. INSIDE CEILINGS (01 PL SM, C, H, X, S) 25% CONC					
a) Cracks in base material					
b) Base matl. loose, miss., broken					
c) Evidence of leaks					
3. FLOORS (WD, CONC) 75% CONC					
a) Flooring worn, loose, or missing					
b) Floor sagging or pitched					
4. WINDOWS (WD, SFT, AL) 100% AL					
a) Inoperable or deteriorated					
b) Wind & sk. l. - gap and/or obst.					
5. UTILITIES (LUMBERING (1, 2, 3, 4, M, X, S))					
a) Fixtures, Modern Y N P ✓					
b) Fix., Vented, Currently Y N P ✓					
c) Supply lines					
d) Drain line					
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)					
a) Walls					
b) Ceiling					
c) Floor					
d) Partitions					
e) Vented, Currently Y N P ✓					
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)					
a) Wiring, exposed Y N P ✓					
b) Fixtures, modern Y N P ✓					

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or det.			
b) Other			
c) Thin, loose, missing or det.			
d) Walls out of plumb			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Set back, loose, broken, or det.			
b) Found, wet, sinking, out of line			
10. FOUNDATION UNDER CANOPY (1, 2, 3, 4, M, X, S)			
a) Is to (STAL, CT, O)			
b) Additional Bases (1, 2, 3, 4, M, X, S)			
c) Is to (STAL, CT, O)			
d) Stairs worn, broken, sagging			
e) Railings, loose, missing, broken			
f) RAILING INTERIOR & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, broken, sagging			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic Bars			
11. FLOOR (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, Cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, broken, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic Bars			
12. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
c) Ceiling loose, missing, det.			
d) Framing, split, deteriorated			
e) Impervious floor, broken, del., missing			
f) Doors, bulkheads, deteriorated			
g) Wind & skyls. deteriorated			
h) Wind & skyls. opaque and/or obst.			
i) Stairs deteriorated			
j) Stairs obstructed			
k) Lighting fix. present, operable			
l) Cellar properly ventilated			
m) Free of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Drifter room ventilated			
r) Tr for ten door metal claul			
s) Butler room door self closing			
No.			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Oil, Gas, Coal, Purch. Steam			
c) Type — Hot Air			
d) Unit Heaters, Pinned Tube, Ducts			
e) Incinerator, Masonry			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Oil, Gas, Coal, Purch. Steam			
c) Type — Sidream Internal, Separate			
d) Capacity			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Voltage (20-200-480)			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Service:			
b) Cooling, Htg & Cooling			
c) System:			
d) Cooling:			
e) Direct Exp. Chilled Water, Purch. Brine			
f) Condensing:			
g) City Water, Cooling Tower, Evap. Cond.			
h) Ductwork: Yes No			
i) % of building A/C (No. of floors)			
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser			
d) City Water, Evaporation, Cooling Tower			
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
f) Stairs, worn, broken, or sagging			
g) Railings, loose, missing, broken			
21. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, broken, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

		MATL/COND	
22. DELIVERY FACILITIES			
a) Off Street Loading No.			
b) On Street Loading No.			
c) R. R. Sidling No.			
23. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Flooding loose, missing, or det.			
b) Str. mure det., out of plumb, or line			
c) Round, piers, det., or out of line			
d) Stairs to Grade			
e) Loading loose, broken, missing, or det.			
24. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cable			
b) Freight			
c) Passenger No.			
d) Sidelink No.			
e) Drive AC DC			
f) Manually operated			
g) Semi-automatic			
h) Automatic			
i) Elevator(s) enclosed No.			
j) Empty elevator shaft No.			
k) Power Source, Purch.			
25. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers			
b) Fire Detectors, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escape, No.			
26. EMERGENCY LIGHTS			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skyls deteriorated			
e) Wind & skyls opaque and/or obst.			
27. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof mat. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downsp., loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
28. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

4/12

30. COMMENT

Ref.
Item

- 15 Boiler room not easily accessible because wooden stairs appeared dangerous
- 16a Oil tank is not vented
- 19 Package air conditioner is installed in one 1st floor room.

Remarks: Dwelling ^{unit} which occupies all of 2nd floor is not inspected.

Building Surveyed by Philip M. Davis Elmhurst March 23, 1973
Date

Countersigned by D. C. Steward 4/13/73
Date

Boston Redevelopment Authority Wm. J. Vincent 4/13/73
Project Engineer Date

Sketch

BLOCK 394

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394

BUILDING NO. 1/1

ADDRESS 2 Park Square and 176 Boylston St.

OWNER/AGENT

ALSO KNOWN AS

Exterior examination only. Access denied.

Not rated because access was denied

Building Classified by Francis Conway
Chas. T. Main, Inc.

4/24/73
Date

Countersigned by Donald C. [Signature]
Authorized Officer, Chas. T. Main, Inc.

4/24/73
Date

Boston Redevelopment Authority Warren J. Vincent
Project Engineer

4/24/73
Date

				MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)				
a) Masonry & Joints — Loose, missing or det.				B —
b) Other				1 —
c) Thin, loose, missing or det.				STO 1
d) Walls out of plumb	Line	Loca		1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)				
a) Surface loose, broken, or det.				—
b) Found, not sinking, out of line				—
c) Found, not sinking, out of line				—
d) Material OK	(1, 2, 3, 4, M, X, S)			X
10. FOUNDATION INTERIOR				
a) 1 to (S) AL, (Y, 0)				—
b) Additional Express (1, 2, 3, 4, M, X, S)	No.			—
11. FOUNDATION INTERIOR STAIRS (1, 2, 3, 4, M, X, S)				
a) Stairs worn, broken, sagging				—
b) Railings, loose, missing, broken				—
12. FOUNDATION INTERIOR LOBBY & STAIRS (1, 2, 3, 4, M, X, S)				
a) Obstructed				—
b) Walls cracked, broken, or det.				Y N P
c) Ceilings cracked, broken, or det.				—
d) Floors worn, sagging, or det.				—
e) Stairs worn, broken, sagging				—
f) Railings loose, broken, missing				Y N
g) Lighting fixtures present, Operable				Y N
h) Panic Bars				—
13. BASEMENT (1, 2, 3, 4, M, X, S)				
a) Foundation walls deteriorated				—
b) Walls, piers, loose, missing, det.				—
c) Ceiling loose, missing, det.				—
d) Framing split, deteriorated				—
e) Imperious floor, broken, det., missing				—
f) Doors, bulkheads, deteriorated				—
g) Wind & skylts, deteriorated				—
h) Wind & skylts, operative and/or obat.				—
i) Stairs deteriorated				—
j) Stairs obstructed				Y N P
k) Lighting fix. present, operable				—
l) Ceiling property ventilated				—
m) Free of dampness, water				Y N S
n) Plumbing, leaks & corrosion				Y N S
o) Sump pump & pit				Y N S
p) Enclosed boiler room				Y N S
q) Boiler room ventilated				Y N S
r) Toilet room door metal clad				Y N S
s) Entry room door self closing				Y N S
No.				—

				MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)				
Method				
a) Oil, Gas, Coal, Purch. Steam				—
b) Type — Hot Air				—
Hot Water				—
Steam				—
c) Type Gals, Radiators				—
Unit Heaters, Finned Tube, Purcs				—
d) Incinerator, Masonry				—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)				
Method				
a) Oil, Gas, Coal, Purch. Steam				—
b) Type — Sidarm, Internal, Separate				—
c) Capacity	gph	°F		—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)				
a) AC	DC			—
b) Vols 120-208-480				Y N P
c) Switchgear, modern				—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)				
Type				
a) Service:				—
Cooling, Htg & Cooling				—
Size	Tons			—
b) System:				—
1kg Unit, Central Fan, Fan Coil Unit				—
c) Cooling:				—
Direct Exp, Chilled Water, Purch. Brine				—
d) Condensing:				—
City Water, Cooling Tower, Evap. Cond.				—
e) Ductwork: Yes No				—
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)				
a) DX, Brine, Purch. Brine				—
b) Area	s.f.	Temp.	°F	—
c) Condenser —				—
(City Water, Evaporation, Cooling Tower				—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)				
a) Stairs worn, broken, or sagging				—
b) Railings, loose, missing, broken				—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)				
a) Obstructed				—
b) Walls cracked, broken, or det.				Y N
c) Ceilings cracked, broken, or det.				—
d) Floors worn, sagging, or det.				—
e) Stairs worn, broken, sagging				—
f) Railings loose, broken, missing				Y N
g) Lighting fixtures present, operable				Y N
h) Panic bars				—

				MATL/COND
24. DELIVERY FACILITIES				
a) Off Street Loading	No.			Y N
b) On Street Loading	No.			Y N
c) If R. Sidmg	No.			Y N
25. LOADING PLATFORM (1, 2, 3, 4, M, X, S)				
a) Flooring loose, missing, or det.				—
b) Skt. mounds det., out of plumb, or line				—
c) Found, piers, det., or out of line				—
d) Stairs to grade				—
e) Loading loose, broken, missing, or det.				—
26. ELECTRICAL (1, 2, 3, 4, M, X, S)				
a) Cable	Hyd.			—
b) Weight	No.	Capacity		—
c) Power	No.	Capacity		—
d) Standalone	No.	Capacity		—
e) Drive	AC DC	In	Testhouse	BST
f) Manually operated	No.			—
g) Semi-automatic	No.			—
h) Automatic	No.			—
i) Elevator(s) enclosed	No.			—
j) Empty elevator shaft	No.			—
k) Power Source, Purch.				—
27. FIRE PROTECTION (1, 2, 3, 4, M, X, S)				
a) Sprinklers	dry	wet		—
b) Fire Detectors, Mech.				Y N
c) Portable Extinguishers				—
d) Standpipes				—
e) Fire Towers				—
f) Fire Escapes, No. 1				STL 2
28. EMERGENCY LIGHTS				
a) Emergency Lights				—
29. TENNHOUSE (1, 2, 3, 4, M, X, S)				
a) Obstructed				Y N
b) Stairs worn, broken, sagging				—
c) Walls cracked, broken, or det.				—
d) Wind & skylts deteriorated				—
e) Wind & skylts opaque and/or obat				—
30. ROOF (1, 2, 3, 4, M, X, S)				
a) Roof mat. loose, missing, or det.				—
b) Roof sara or out of line				—
c) Chimney(s) det. or out of plumb				—
d) Gutters, downspits, loose, missing, det.				—
e) Gables, fascia, loose, missing, det.				—
31. PARKING (1, 2, 3, 4, M, X, S)				
a) Open	No.			Y N
b) Roof	No.			—
c) Garaged	No.			Y N
d) Garage Condition (1, 2, 3, 4, M, X, S)				—

30. COMMENT

Ref.	Item
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EXTERIOR INSPECTION ONLY		ACCESS DENIED
Building Surveyed by	Robert O Smith	Philip M. Davis April 24, 1973
Countersigned by	Doris C. Smith	Date 8/28/73
Boston Redevelopment Authority	Walter J. Vincent	Date 1/24/73
	Project Engineer	

Building Surveyed by Robert O Smith Philip M. Davis April 24, 1973

Countersigned by *David C. Lester* Date *5/16/60*

Boston Redevelopment Authority

Wm. J. Vincent
Project Engineer

Date *4/24/73* Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	Park Plaza
BRA BLK. & PAR. NO.	394
BUILDING NO.	3/2
ADDRESS	3 Park Square
OWNER/AGENT	
ALSO KNOWN AS	White Tower

Exterior examination only . Access denied.

Not rated because access was denied.

Building Classified by	<u>Francis J. Conway</u>	<u>4/24/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Daniel C. Wood</u>	<u>4/24/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/24/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. PARK PLAZA
WARD NO. DATE APRIL 24, 1973 AM. PM
BRA BLK. & PAR. NO. 39A 3/2
BUILDING NO. 3 PARK SQUARE
ADDRESS 3 PARK SQUARE
OWNER/AGENCY WHITE TOWER

ALSO KNOWN AS WHITE TOWER
MATERIAL CODE: (Cont.)
AL - Aluminum
ASB - Asbestos
B - Brick
BR - Brass/Brass
C - Ceramic
CB - Concrete Block
CI - Cast Iron
CONC - Concrete
CU - Copper
GR - Granite
HAC - Hanging Acoustical
L - Lath
M - Marble
OJ - Open Joist
PL - Plaster
SL - Slat

LOCATION CODE:
AL - Alley
CT - Court
ST - Street
O - Other
S-BST - Subbasement
HST - Basement
1-UP - 1st Floor
MEZ - Mezzanine
PH - Penthouse
AT - Attic
Rt - Rear
Lt - Left
F - Front
R - Rear
S - Side

BUILDING TYPE:
Type I - Fireproof
Type II - Semi-Fireproof
Type III - Heavy Timber & Masonry
Type IV - Light Wood & Masonry
Type V - Metal Frame
Type VI - Wooden Frame

MISC. SYMBOLS:
Y - Yes
N - No
P - Partial
• - See "Comments"

TYPE STRUCTURE: A ✓ S D
Structure Converted: Yes No ✓ From

OCCUPANCY GROUP: IV
YEAR BUILT: 5 + 8

OCCUPANCY GROUP:
Group A - Theatres
Group B - Halls
Group C - Schools
Group D - Hospitals & Detention Buildings
Group E - Commercial Bldgs. of Hazardous Occupancy
Group F - Office & Commercial Buildings
Group G - Commercial Bldgs. of Non-hazardous Occupancy
Group H - Unlimited Habitation & Large Dwellings
Group I - Limited Habitation & Small Dwellings
Other

CHECK HERE:
No floor number 13 X
Subbasement S
Crawl Space

BUILDING TYPE: <u>IV</u>		OCCUPANCY GROUP: <u>IV</u>										MATERIAL/CONDITION										YEAR BUILT:														
Floor Location		S-BST		BST		1		ME/Z		2		3		4		5		6		7		8		9		10		11		12		14		15		
	%	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	
1 INSIDE WALLS (1, 2, 3, 4, M, X, S)	%																																			
a) Cracks in base material																																				
b) Base matl. loose, miss., broken																																				
c) Evidence of leaks																																				
2 INSIDE CEILINGS (OI, PL, SM, C, HAC)	%																																			
a) Cracks in base material																																				
b) Base matl. loose, miss., broken																																				
c) Evidence of leaks																																				
3 FLOORS (WD, Conc)	%																																			
a) Flooring worn, loose, or missing																																				
b) Floor signs or pitched																																				
4 WINDOWS (AD, STL, AL)	%																																			
a) Inoperable or deteriorated																																				
b) Wind. & Sk. In. - opaque and/or obst.																																				
5 UTILITIES FLOORING (1, 2, 3, 4, M, X, S)																																				
a) Fixtures, Modern	Y N P																																			
b) Fix., Vented, Currently	Y N P																																			
c) Supply lines																																				
d) Drain lines																																				
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)																																				
a) Walls																																				
b) Ceiling																																				
c) Floor																																				
d) Partitions																																				
e) Ventilated, Currently	Y N P																																			
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																																				
a) Wiring, exposed	Y N P																																			
b) Fixtures, modern	Y N P																																			

		MATT/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		—	—
a) Masonry & Joints — Loose, missing or det.		B	1
b) Other		—	—
c) Trim, loose, missing or det.		STO	1
d) Walls out of plumb	Line	—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	Loca	—	—
a) Surface loose, broken, or det.		—	—
b) Found, det., sinking, out of line		S	—
10. FOUNDATION FOR CANOPY (1, 2, 3, 4, M, X, S)		—	—
11. FOUNDATION FOR STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Is to (STAIR, CT, O)		—	—
b) Additional Access (1, 2, 3, 4, M, X, S)	No.	—	—
12. FOUNDATION FOR STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Status worn, broken, sagging		—	—
b) Railings, loose, missing, broken		—	—
13. FOUNDATION FOR STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Status worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
14. FLOOR CORRIDORS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls, cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Status worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)		—	—
a) Foundation walls deteriorated		—	—
b) Cols, pier's, loose, missing, det.		—	—
c) Ceiling loose, missing, det.		—	—
d) Framing, split, deteriorated		—	—
e) Impervious floor, broken, det., missing		—	—
f) Doors, bulkheads, deteriorated		—	—
g) Wind & skylite, deteriorated		—	—
h) Wind & skylite, opaque and/or obst.		—	—
i) Stairs deteriorated		—	—
j) Stairs obstructed		—	—
k) Lighting fix. present, operable		—	—
l) Cells properly ventilated		—	—
m) Free of dampness, water		—	—
n) Plumbing, leaks & corrosion		—	—
o) Sump pump & pit		—	—
p) Enclosed boiler room		—	—
q) Boiler room ventilated		—	—
r) Boiler room door metal seal		—	—
s) Boiler room door self closing		—	—
No.		—	—

		MATT/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		—	—
Method		—	—
a) Oil, Gas, Coal, Purch. Steam		—	—
b) Type — Hot Air		—	—
Hot Water		—	—
Steam		—	—
c) Pipe Colls, Radiators		—	—
Unit Heaters, Finned Tube, Boilers		—	—
d) Incinerator, Masonry		—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		—	—
Method		—	—
a) Oil, Gas, Coal, Purch. Steam		—	—
b) Type — Sidewall, Internal, Separate		—	—
c) Capacity		—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		—	—
a) AC		—	—
b) Vols 120-208-480		—	—
c) Switchgear, modern		—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		—	—
Type		—	—
a) Service:		—	—
Cooling, Htg & Cooling		—	—
System:		—	—
Pkg Unit, Central Fan, Fan Coil Unit		—	—
c) Cooling:		—	—
Direct Exp, Chilled Water, Purch. Brine		—	—
d) Condensing:		—	—
City Water, Cooling Tower, Evap. Cond.		—	—
e) Ductwork: Yes No		—	—
% Bldg.		—	—
% of building A/C (No. of floors)		—	—
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		—	—
a) DX, Brine, Purch. Brine		—	—
b) Area		—	—
c) Condenser —		—	—
City Water, Evaporation, Cooling Tower		—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Status, worn, broken, or sagging		—	—
b) Railings, loose, missing, broken		—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Status worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic bars		—	—

		MATT/COND	
23. DELIVERY FACILITIES		—	—
a) Off Street Loading		—	—
b) On Street Loading		—	—
c) R. R. Siding		—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		—	—
a) Platform, loose, missing, or det.		—	—
b) Ctr. mounds det., out of plumb, or line		—	—
c) Found, pier's, det., or out of line		—	—
d) Status to grade		—	—
e) Loading loose, broken, missing, or det.		—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		—	—
a) Cable		—	—
b) Freight		—	—
c) Passenger		—	—
d) Staircase		—	—
e) Drive		—	—
f) Manually operated		—	—
g) Semi-automatic		—	—
h) Automatic		—	—
i) Elevation (s) enclosed		—	—
j) Empty elevator shaft		—	—
k) Power Source, Purch.		—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		—	—
a) Sprinklers		—	—
b) Fire Detectors, Mech.		—	—
c) Portable Extinguishers		—	—
d) Standpipes		—	—
e) Fire Towers		—	—
f) Fire Escapes, No		—	—
27. EMERGENCY LIGHTS		—	—
a) Obstructed		—	—
b) Status worn, broken, sagging		—	—
c) Walls cracked, broken, or det.		—	—
d) Wind & skylite deteriorated		—	—
e) Wind & skylite opaque and/or obst.		—	—
28. ROOF (1, 2, 3, 4, M, X, S)		—	—
a) Roof multi loose, missing, or det.		—	—
b) Roof sags or out of line		—	—
c) Chimney (s) det. or out of plumb		—	—
d) Gutters, downspouts, loose, missing, det.		—	—
e) Gutter's, fascia, loose, missing, det.		—	—
29. PLUMBING (1, 2, 3, 4, M, X, S)		—	—
a) Open		—	—
b) Roof		—	—
c) Garaged		—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)		—	—

30. COMMENT

Ref.	Item
1	1890-1891
2	1891-1892
3	1892-1893
4	1893-1894
5	1894-1895
6	1895-1896
7	1896-1897
8	1897-1898
9	1898-1899
10	1899-1900
11	1900-1901
12	1901-1902
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17	1906-1907
18	1907-1908
19	1908-1909
20	1909-1910
21	1910-1911
22	1911-1912
23	1912-1913
24	1913-1914
25	1914-1915
26	1915-1916
27	1916-1917
28	1917-1918
29	1918-1919
30	1919-1920
31	1920-1921
32	1921-1922
33	1922-1923
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35	1924-1925
36	1925-1926
37	1926-1927
38	1927-1928
39	1928-1929
40	1929-1930
41	1930-1931
42	1931-1932
43	1932-1933
44	1933-1934
45	1934-1935
46	1935-1936
47	1936-1937
48	1937-1938
49	1938-1939
50	1939-1940
51	1940-1941
52	1941-1942
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54	1943-1944
55	1944-1945
56	1945-1946
57	1946-1947
58	1947-1948
59	1948-1949
60	1949-1950
61	1950-1951
62	1951-1952
63	1952-1953
64	1953-1954
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66	1955-1956
67	1956-1957
68	1957-1958
69	1958-1959
70	1959-1960
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72	1961-1962
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74	1963-1964
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102	1991-1992
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104	1993-1994
105	1994-1995
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107	1996-1997
108	1997-1998
109	1998-1999
110	1999-2000
111	2000-2001
112	2001-2002
113	2002-2003
114	2003-2004
115	2004-2005
116	2005-2006
117	2006-2007
118	2007-2008
119	2008-2009
120	2009-2010
121	2010-2011
122	2011-2012
123	2012-2013
124	2013-2014
125	2014-2015
126	2015-2016
127	2016-2017
128	2017-2018
129	2018-2019
130	2019-2020
131	2020-2021
132	2021-2022
133	2022-2023
134	2023-2024
135	

[illegible]

MAIN
CHAS. T. MAIN, INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	Park Plaza
BRA BLK. & PAR. NO.	394
BUILDING NO.	4/3
ADDRESS	4-A Park Square
OWNER AGENT	
ALSO KNOWN AS	Jack's Joke Shop

Exterior examination only. Access denied.

Not rated because access was denied.

Building Classified by	<i>Thomas J. Conway</i>	<i>7/27/73</i>
	Chas. T. Main, Inc.	Date
Countersigned by	<i>Daniel S. Standa</i>	<i>8/28/73</i>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<i>Warren J. Vincent</i>	<i>8-28/73</i>
	Project Engineer	Date

		MATERIAL/CONDITION	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or del.			
b) Other			
c) Trim, loose, missing or del.			
d) Walls out of plumb			
9. FOUNDATIONS EXISTING (1, 2, 3, 4, M, X, S)			
a) Surface loose, broken, or del.			
b) Found, set, sinking, out of line			
10. FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)			
11. FOUNDATION LOGGERS			
a) Is to (S) AL, (T, O)			
12. Additional Express. (1, 2, 3, 4, M, X, S)	No.		
13. FOUNDATION STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs worn, broken, sagging			
b) Railings, loose, missing, broken			
14. FOUNDATION LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Pane Bars			
15. FOUNDATION CORRIDORS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Pane Bars			
16. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, del.			
c) Ceiling loose, missing, del.			
d) Framing split, deteriorated			
e) Impervious floor, broken, del., missing			
f) Doors, bulkheads, deteriorated			
g) Wind. & skylite deteriorated			
h) Wind. & skylite opaque and/or obl.			
i) Stairs deteriorated			
j) Stairs obstructed			
k) Lighting fix. present, operable			
l) Cells properly ventilated			
m) Free of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Boiler room ventilated			
r) other room door metal clad			
s) Waller room door self closing			
No.			

MATERIALS		CONTENTS	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, Gas, Coal, Purch. Steam			
b) Type — Hot Air	btu/hr		
Hot Water	btu/hr		
Steam	btu/hr		
c) Pipe Colls, Radiators			
Unit Heaters, Finned Tube, Ducts			
d) Incinerator, Masonry	Per ft		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, Gas, Coal, Purch. Steam			
b) Type — Sidearm, Internal, Separate			
c) Capacity	GPM		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC	DC		
b) Volts 120-208-480			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	Y	N	P
Type			
a) Service:			
Cooling, Htg & Cooling			
b) System:			
Pkg Unit, Central Fan, Fan Coil Unit			
c) Cooling:			
Direct Exp, Chilled Water, Purch. Brine			
d) Condensing:			
City Water, Cooling Tower, Evap. Cond.			
e) Ductwork: Yes	No		
		% Bldg.	
f) % of building A/C (No. of floors)		Floor Area	
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area	s.f.	Temp.	F
c) Condenser —			
City Water, Evaporation, Cooling Tower			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

MATERIALS		MATERIALS	
23. DELIVERY FACILITIES			
a) Off Street Loading	No.	Y	N
b) On Street Loading	No.	Y	N
c) R. R. Sidings	No.	Y	N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Platform loose, missing, or det.			
b) St. mchrs det., out of plumb, or line			
c) Found, piers, etc., out of line			
d) Status to grade			
e) Lifting loose, broken, missing, or det.			
25. TALLS, VAULTS (1, 2, 3, 4, M, X, S)			
a) Cable	Hyd.		
b) Freight	No.		
c) T's, cargo	No.		
d) Sidewalk	No.		
e) Drive	AC, DC		
f) Manually operated	No.		
g) Semi-automatic	No.		
h) Automatic	No.		
i) Elevator(s) enclosed	No.		
j) Empty elevator shaft	No.		
k) Power Source, Lurch			
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers	dry		
b) Fire Detector, Mech.	wet		
c) Portable Extinguishers	Elec.		
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No.			
g) Emergency Lights			
27. PENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylts deteriorated			
e) Wind & skylts opaque and/or obat.			
28. ROOF: (1, 2, 3, 4, M, X, S)			
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downsp., loose, missing, det.			
e) Canoes, firm, loose, missing, det.			
29. LAUNDRY (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

30. COMMENT

Ref.	Item
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EXTERIOR INSPECTION ONLY. ACCESS DENIED

Building Surveyed by Philippe Davis Robert O Smith Date April 24, 1973

Countersigned by _____ Date 8/24/27

Boston Redevelopment Authority

Warren J. Vincent

Date *4/24/73*

Project Engineer

Date _____

Date _____

Date _____

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394-53

BUILDING NO. 5/4

ADDRESS 5-6 Park Square

OWNER/AGENT

ALSO KNOWN AS Suffolk Franklin Savings Bank

Window sash on mezzanine and second floors are wood, deteriorated.

Egress from second floor is completely obstructed.

The fire escape serves the roof only and the roof is reached only by a steel ladder on the second floor thru the elevator penthouse.

STANDARD
Building Classified by

Thomas J. Conroy
Chas. T. Main, Inc.

4/11/73
Date

Countersigned by

Donald C. Smith
Authorized Officer, Chas. T. Main, Inc.

4/15/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394-53

BUILDING NO. 5/4

NUMBER OF FLOORS 2 1/2 + Bst

ADDRESS 5-6 Park Square

OWNER/AGENT

ALSO KNOWN AS Suffolk Franklin Bank

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	8	4	2.0
b) Base matl. loose, miss., broken	8	4	2.0
c) Evidence of leaks	7	4	1.75
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	8	4	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			1.0
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			2.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{147}{90} = 1.63$ Minor Defects = 0
Major Defects = 0

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & joints — loose, missing or det.	B
b) Other	M
c) Trim, loose, missing or det.	L
d) Walls out of plumb	STL
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Structure below, broken, or det.	—
b) Foundation, sinking, out of line	—
10. MATERIAL OR CANOPY (1, 2, 3, 4, M, X, S)	
a) Material	—
b) To (ST, AL, CT, O)	No.
c) Additional pieces (1, 2, 3, 4, M, X, S)	—
d) RAILINGS, LOOSE, MISSING, BROKEN	M
e) RAILINGS, LOOSE, MISSING, BROKEN	L
f) RAILINGS, LOOSE, MISSING, BROKEN	X
11. FRONT ENTRANCE & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y/N
b) Walls cracked, broken, or det.	P
c) Ceilings cracked, broken, or det.	PL
d) Floors worn, sagging, or det.	WD
e) Stairs worn, broken, sagging	2
f) Railings loose, broken, missing	2
g) Lighting fixtures present, Operable	2
h) Landing Bars	Y/N
12. PLUMB, CUPBOARDING (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y/N
b) Walls, cracked, broken, or det.	P
c) Ceilings cracked, broken, or det.	PL
d) Floors worn, sagging, or det.	WD
e) Stairs worn, broken, sagging	2
f) Railings loose, broken, missing	2
g) Lighting fixtures present, operable	2
h) Panic Bars	Y/N
13. BASEMENT (1, 2, 3, 4, M, X, S)	
a) Foundation walls deteriorated	Co
b) Cols, pier, loose, missing, det.	STL
c) Ceiling loose, missing, det.	PL
d) Framing split, deteriorated	WD
e) Impervious floor, broken, det., missing	2
f) Doors, bulkheads, deteriorated	2
g) Wind & skyls, deteriorated	X
h) Wind & skyls, opaque and/or obs.	Y
i) Stairs deteriorated	2
j) Stairs obstructed	Y/N
k) Lighting fx. present, operable	Y/N
l) Cellar properly ventilated	Y/N
m) Free of dampness, water	Y/N
n) Plumbing, leaks & corrosion	Y/N
o) Sump pump & pit	Y/N
p) Enclosed boiler room	Y/N
q) Boiler room ventilated	Y/N
r) Boiler room door metal clad	Y/N
s) Boiler room door self closing	Y/N
No.	—

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	—
b) Oil, gas, Coal, Furn. Steam	bw/hr
c) Type — Hot Air	bw/hr
d) Type — Hot Water	bw/hr
e) Type — Hot Water	bw/hr
f) Type — Hot Water	bw/hr
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
a) Method	—
b) Oil, gas, Coal, Furn. Steam	bw/hr
c) Type — Sidearm, Internal, Separate	bw/hr
d) Capacity	gph
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC	DC
b) Volts 420-208-180	Y/N
c) Switchgear, modern	P
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	
a) Service	—
b) Cooling, Heat & Cooling	—
c) System	—
d) Pkg Unit, Central Fan, Fan Coil Unit	—
e) Cooling	—
f) Direct Exp. Chilled Water, Purch. Brine	—
g) Condensing	—
h) City Water, Cooling Tower, Evap. Cond.	—
i) Ductwork: Yes V No	—
j) % of building A/C (No. of floors)	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Purch. Brine	—
b) Area	a.t.
c) Condenser	Temp. of F
d) City Water, Evaporation, Cooling Tower	—
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—
f) Stairs, worn, broken, or sagging	—
g) Railings, loose, missing, broken	—
21. REAR INT. STAIRS & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y/N
b) Walls cracked, broken, or det.	PL
c) Ceilings cracked, broken, or det.	WD
d) Floors worn, sagging, or det.	2
e) Stairs worn, broken, sagging	2
f) Railings loose, broken, missing	2
g) Lighting fixtures present, operable	2
h) Panic bars	Y/N

	MATL/COND
23. DELIVERY FACILITIES	
a) Off Street Loading	No.
b) On Street Loading	No.
c) R. R. Sidings	No.
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	Y/N
b) Str. members det., out of plumb, or line	Y/N
c) Round, piers, det., or out of line	Y/N
d) Stairs to grade	Y/N
e) Railing loose, broken, missing, or det.	Y/N
25. ELEVATORS (1, 2, 3, 4, M, X, S)	
a) Cable	Hyd.
b) Freight	No.
c) Passenger No.	Capacity 5 or 6
d) Staircase No.	Capacity
e) Drive AC / DC	in Penthouse
f) Manually operated	Y/N
g) Semi-automatic	No.
h) Automatic	No.
i) Elevator (s) enclosed	No.
j) Empty elevator shaft	No.
k) Power Source, Purch.	Generated
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Sprinklers	dry
b) Fire Detectors, Mech.	wet
c) Portable Extinguishers	Y/N
d) Fire Towers	Y/N
e) Fire Escapes, No. 1	to grade, No. 1
27. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y/N
b) Stairs worn, broken, sagging, STL	LADDER
c) Walls cracked, broken, or det.	2
d) Wind & skyls, deteriorated	2
e) Wind & skyls, opaque and/or obs.	2
28. ROOF (1, 2, 3, 4, M, X, S)	
a) Roof matl. loose, missing, or det.	2
b) Roof leaks or out of line	2
c) Chimney(s) det. or out of plumb	2
d) Gutters, downspouts, loose, missing, det.	2
e) Cornices, fascia, loose, missing, det.	2
29. PLUMBING (1, 2, 3, 4, M, X, S)	
a) Open	No.
b) Roof	No.
c) Damaged	No.
d) Garage Condition (1, 2, 3, 4, M, X, S)	Y/N

Ref.
Item

Note 1 Modernization of several floors have been demolished since 1964, apparently.

11a & 13 There is not a primary egress; the front interior stairs, coming from second floor, is obstructed completely & elevator does not lead directly to exit. The other stairs from 2nd floor & mezz., does not lead directly to rear emergency exit.

23b On Street loading on Carver St.

26f Fire escape is accessible at roof level only & roof can be reached only by steel ladder on second floor thru elevator penthouse

Remarks; 2nd floor ^{AND} is 50% vacant or unused; Computer room has been vacated; second floor air conditioning appears in complete.

Building Surveyed by Philip M. Davis EIR/MD March 23, 1973
Date

Countersigned by Davis, Clifford EIR/MD 4/13/73
Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394

BUILDING NO. 6/5

ADDRESS 7 Park Square

OWNER/AGENT

ALSO KNOWN AS Seaman's Friend Society

Inspection was restricted to the roof and the exterior. There is no evidence of alterations since the reports of 1964 and 1970

Some of the floors and stairs sag.

The sheetmetal covering of the elevator penthouse is deteriorated.

The south chimney is out of plumb.

NOT RATED BECAUSE ACCESS WAS DENIED

Building Classified by Francis Flouroy

Chas. T. Main, Inc.

4/11/73
Date

Countersigned by Daniel J. Gault

Authorized Officer, Chas. T. Main, Inc.

8/17/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

1/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.R. NO. 374

BUILDING NO. 6/5

NUMBER OF FLOORS

ADDRESS 7 PARK SQUARE

OWNER/AGENT

ALSO KNOWN AS SEAMAN'S FRIEND SOCIETY

1970 & 73

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	1	1	1
b) Base matl. loose, miss., broken	1	1	1
c) Evidence of leaks	1	1	1
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	1	1	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	1
b) Other	2	1	1
d) Walls out of plumb ; Line ; Loca.	2	1	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	5	—	—
b) Found, det., sinking, out of line	5	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	2	1	2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	1	1	1
b) Cols, piers, loose, missing, det.	1	1	1
d) Framing split, deteriorated	1	1	1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	1	1
b) Roof sags or out of line	1	1	1

TOTAL DEFECTS = 0

MINOR DEFECTS

$$\text{SCORE} = \frac{45}{33} = 1.4 =$$

COUNT

BUILDING EXAMINATION SCHEDULE

ROOF & EXTERIOR WORK

FLOORS
D.L.'s

OCCUPANCY GROUP:
Crews & Theologians

Masonry
Group B — Walls
Group C — Schools

Group E — Commercial Bldg

Group G	—	Commercial Bluffs
Group H	—	Unlimited Hattori

Other _____

CHECK IN
No floor

Crawl Sp

YEAR BUILT:

11	10	9	8	7
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1	1	1	1	1	1	1
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[illegible]

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[illegible]

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

[illegible][illegible][illegible][illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible][illegible][illegible][illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

	MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	5/10	2
c) Trim, loose, missing or det.	5/10	2
d) Walls out of plumb	—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Set-back loose, broken, or det.	—	—
b) Founds, det., sinking, out of line	—	—
10. FOUNDATION OF CANOPY (1, 2, 3, 4, M, X, S)		
a) As noted	—	—
b) Is to (ST) At, (T, O)	No	—
c) Additional Express (1, 2, 3, 4, M, X, S)	—	—
d) EXCESS EX F. STAIRS (1, 2, 3, 4, M, X, S)	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings, loose, missing, broken	—	—
11. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	—	—
b) Walls cracked, broken, or det.	PL	1
c) Ceilings cracked, broken, or det.	PL	1
d) Floors worn, sagging, or det.	WD	1
e) Stairs worn, broken, sagging	WD	1
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, Operable	Y/N	—
h) Panic Bars	Y/N	—
12. PLUMB COREDOORS (1, 2, 3, 4, M, X, S)		
a) Obstructed	—	—
b) Walls cracked, broken, or det.	PL	2
c) Ceilings cracked, broken, or det.	PL	2
d) Floors worn, sagging, or det.	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable	Y/N	—
h) Panic Bars	Y/N	—
13. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	—	—
b) Cols, piers, loose, missing, det.	—	—
c) Ceiling loose, missing, det.	—	—
d) Framing split, deteriorated	—	—
e) Impervious floor, broken, det., missing	—	—
f) Doors, bulkheads, deteriorated	—	—
g) Wind, & skylts, deteriorated	—	—
h) Wind, & skylts, opaque and/or obst.	—	—
i) Stairs deteriorated	Y/N	P
j) Stairs obstructed	Y/N	S
k) Lighting fix. present, operable	Y/N	S
l) Cellar properly ventilated	Y/N	S
m) Free of dampness, water	Y/N	S
n) Plumbing, leaks & corrosion	Y/N	S
o) Sump pump & pit	Y/N	S
p) Enclosed boiler room	Y/N	S
q) Boiler room ventilated	Y/N	S
r) Boiler room door metal clad	Y/N	S
s) Boiler room door self closing	Y/N	S
No.	—	—

	MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
a) Method	—	—
b) Oil, gas, Coal, Purch. Steam	—	—
c) Type — Hot Air	—	—
d) Unit Heaters, Pinned Tube, Ducts	—	—
e) Unit Heaters, Pinned Tube, Ducts	—	—
f) Incinerator, Masonry	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
a) Method	—	—
b) Oil, gas, Coal, Purch. Steam	—	—
c) Type — Sidearm, Internal, Separate	—	—
d) Capacity	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC	—	—
b) Vols 120-208-480	—	—
c) Switchgear, modern	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
a) Type	—	—
b) Cooling, Htg & Cooling	—	—
c) System: Pkg Unit, Central Fan, Fan Coil Unit	—	—
d) Cooling: Direct Exp, Chilled Water, Purch. Brine	—	—
e) Condensing: City Water, Cooling Tower, Evap. Cond.	—	—
f) Ductwork: Yes No	—	—
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine	—	—
b) Area	—	—
c) Condenser —	—	—
d) City Water, Evaporation, Cooling Tower	—	—
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
21. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	—	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable	Y/N	—
h) Panic bars	Y/N	—

	MATL/COND	
23. DELIVERY FACILITIES		
a) Off Street Loading No.	Y/N	—
b) On Street Loading No.	Y/N	—
c) H. R. Siding No.	Y/N	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.	—	—
b) 5ft. minbs det., out of plumb, or line	—	—
c) Found, piers, det., or out of line	—	—
d) Stairs to Grade	—	—
e) Loading loose, broken, missing, or det.	—	—
25. LIFTING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Cable	—	—
b) Freight	—	—
c) Pass-enger No.	—	—
d) Sidewalk	—	—
e) Drive	—	—
f) Manually operated	—	—
g) Semi-automatic	—	—
h) Automatic	—	—
i) Elevator(s) enclosed	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch.	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers	—	—
b) Fire Detectors, Mech.	—	—
c) Portable Extinguishers	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. 2	—	—
g) Emergency Lights	—	—
27. PENHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind, & skylts deteriorated	—	—
e) Roof, & skylts opaque and/or obst.	—	—
28. ROOF (1, 2, 3, 4, M, X, S)		
a) Roof mtl. loose, missing, or det.	—	—
b) Roof sags or out of line	—	—
c) Chimney(s) det. or out of plumb	—	—
d) Gutters, downspouts, loose, missing, det.	—	—
e) Cornices, facin, loose, missing, det.	—	—
29. LANDING (1, 2, 3, 4, M, X, S)		
a) Open	—	—
b) Roof	—	—
c) Garaged	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

27d The elevator penthouse serves also as the roof access scuttle. It is clad in sheet metal which is deteriorated rusted & torn near the roof exit door. The door does not fasten shut well.

fasten shut well.

3/23/73

Rate

4/13/05

Date _____

Date 4/13/73

Date _____

Boston Redevelopment Authority

Wm. Vincent

Project Engineer

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	394-51
BUILDING NO.	128/6
ADDRESS	9 PARK SQUARE
OWNER/AGENT	
ALSO KNOWN AS	

The inside walls of this building are deteriorated on the first floor and in the basement.

The roof is pitched but not to roof drains; cornices are deteriorated.

SUBSTANDARD

Building Classified by

Francis Gloroy
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

David E. Gloroy
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Warren J. Vucant
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 394-51

BUILDING NO 128/6

NUMBER OF FLOORS 2+BS

ADDRESS 7 Park Square

OWNER/AGENT

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	6	3	2.0
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	6	3	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			3
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			3

Minor Deterioration - $\frac{\text{Score}}{\text{Limit}} = \frac{95}{60} = 1.58$ Minor Defects = 0
Major Defects = 2

BCSTON REDEVELOPMENT AUTHORITY

BRA. PROJ. NAME & NO.	WARD NO.	DATE	AM.	P.M.
PARK PLAZA	34	1973		
BRA. BLDG. & I. R. NO.				
394-51				
BUILDING NO.				
12816				
ADDRESS				
9 PARK SQUARE				
OWNER/AGENCY				
ALSO KNOWN AS				
MATERIAL CODE:				
AL - Aluminum				
ASB - Asbestos				
B - Brick				
BR - Brass Bronze				
C - Ceramic				
CB - Concrete Block				
CI - Cast Iron				
CONC - Concrete				
CU - Copper				
GR - Gypsum				
HL - Hanging Acoustical				
L - Lead				
M - Marble				
OJ - Open Joint				
PL - Plastic				
SL - Slate				
MATERIAL CODE: (Cont.)				
SM - Sheet Metal				
STL - Steel				
STO - Stone				
STU - Stucco				
T - Tile				
WD - Wood				
T & G - Tar & Gravel				
CONDITION CODE:				
1 - No deficiencies or deterioration				
2 - Def. - det. less than 25%				
3 - Def. - det. 26% to 50%				
4 - Def. - det. Over 50%				
M - Makeshift - Inadequate				
X - None or not applicable				
S - Not seen, inaccessible				
LOCATION CODE:				
AL - Alley				
CU - Court				
ST - Street				
O - Other				
S-BST - Subbasement				
BST - Basement				
L-UP - Floor No.				
MEZ - Mezzanine				
PH - Penthouse				
AT - Attic				
Rt - Right				
Lt - Left				
F - Front				
R - Rear				
S - Side				
BUILDING TYPE:				
Type I - Fireproof				
Type II - Semi-Fireproof				
Type III - Heavy Timber & Masonry				
Type IV - Light Wood & Masonry				
Type V - Metal Frame				
Type VI - Wooden Frame				
MISC. SYMBOLS:				
Y - Yes				
N - No				
P - Partial				
• - See "Comments"				
Type Structure: A S D				
Structure Converted: Yes No				
Occupancy Group:				
Group A - Theatres				
Group B - Halls				
Group C - Schools				
Group D - Hospitals & Detention Buildings				
Group E - Commercial Buildings				
Group F - Office & Commercial Buildings				
Group G - Commercial Buildings				
Group H - Commercial Buildings				
Group I - Commercial Buildings				
Group J - Commercial Buildings				
Group K - Commercial Buildings				
Group L - Commercial Buildings				
Group M - Commercial Buildings				
Group N - Commercial Buildings				
Group O - Commercial Buildings				
Group P - Commercial Buildings				
Group Q - Commercial Buildings				
Group R - Commercial Buildings				
Group S - Commercial Buildings				
Group T - Commercial Buildings				
Group U - Commercial Buildings				
Group V - Commercial Buildings				
Group W - Commercial Buildings				
Group X - Commercial Buildings				
Group Y - Commercial Buildings				
Group Z - Commercial Buildings				
Group AA - Commercial Buildings				
Group AB - Commercial Buildings				
Group AC - Commercial Buildings				
Group AD - Commercial Buildings				
Group AE - Commercial Buildings				
Group AF - Commercial Buildings				
Group AG - Commercial Buildings				
Group AH - Commercial Buildings				

[illegible]

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — Loose, missing or det.		SM	2
b) Other		SM	2
c) Trim, loose, missing or det.			
d) Walls out of plumb	Line		
e) FOUNDATIONS EXISTING (1, 2, 3, 4, M, X, S)			
f) Foundation, sinking, out of line			
g) Foundation, sinking, out of line			
h) Foundation, sinking, out of line			
i) Foundation, sinking, out of line			
j) Foundation, sinking, out of line			
k) Foundation, sinking, out of line			
l) Foundation, sinking, out of line			
m) Foundation, sinking, out of line			
n) Foundation, sinking, out of line			
o) Foundation, sinking, out of line			
p) Foundation, sinking, out of line			
q) Foundation, sinking, out of line			
r) Foundation, sinking, out of line			
s) Foundation, sinking, out of line			
t) Foundation, sinking, out of line			
u) Foundation, sinking, out of line			
v) Foundation, sinking, out of line			
w) Foundation, sinking, out of line			
x) Foundation, sinking, out of line			
y) Foundation, sinking, out of line			
z) Foundation, sinking, out of line			
9. RESTAURANT ONLY		No. 0	
a) Additional fixtures (1, 2, 3, 4, M, X, S)			
b) Railings, loose, missing, broken			
c) Front entrance & stairs (1, 2, 3, 4, M, X, S)			
d) Obstructed			
e) Walls cracked, broken, or det.			
f) Ceilings cracked, broken, or det.			
g) Floors worn, sagging, or det.			
h) Stairs worn, broken, sagging			
i) Railings loose, broken, missing			
j) Lighting fixtures present, operable			
k) Large Bars			
l) Electric (1, 2, 3, 4, M, X, S)			
m) Obstructed			
n) Walls, cracked, broken, or det.			
o) Ceilings cracked, broken, or det.			
p) Floors worn, sagging, or det.			
q) Stairs worn, broken, sagging			
r) Railings loose, broken, missing			
s) Lighting fixtures present, operable			
t) Panic Bars			
u) Basement (1, 2, 3, 4, M, X, S)			
v) Foundation walls deteriorated			
w) Cols, pie, loose, missing, det.			
x) Ceiling loss, missing, det.			
y) Framing split, deteriorated			
z) Imperious floor, broken, det., missing			
a) Doors, bulkheads, deteriorated			
b) Wind & skylts, deteriorated			
c) Wind & skylts, opaque and/or obsd.			
d) Stairs obstructed			
e) Lighting fix. present, operable			
f) Cellar properly ventilated			
g) Free of dampness, water			
h) Plumbing, leaks & corrosion			
i) Sump pan p & pit			
j) Enclosed boiler room			
k) Boiler room ventilated			
l) Teller to m door metal clad			
m) Butler to m door self closing			
n) No.			
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Oil, gas, coal, Purch. Steam			
c) Type — Hot Air			
d) Hot Water			
e) Steam			
f) Type Coils, Radiators			
g) Unit Heaters, Finned Tube, Purts			
h) Incinerator, Misting			
i) Method			
j) UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
k) Oil, Gas, Coal, Purch. Steam Electric			
l) Type — Sidearm, Internal, Separate			
m) Capacity			
n) PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
o) AC			
p) DC			
q) Voltage (20-208/480)			
r) Switchgear, modern			
s) UTILITIES A/C (1, 2, 3, 4, M, X, S)			
t) Type			
u) Service			
v) Cooling, Htg & Cooling			
w) System			
x) Pkg Unit, Central Fan, Fan Coil Unit			
y) Cooling			
z) Direct Exp. Chilled Water, Purch. Brine			
a) Condensing			
b) City Water, Cooling Tower, Evap. Cond			
c) Ductwork: Yes			
d) No			
e) % of building A/C (No. of floors)			
f) UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
g) Brine, Purch. Brine			
h) Area			
i) Condenser			
j) City Water, Evaporation, Cooling Tower			
k) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
l) Stairs, worn, broken, or sagging			
m) Railings, loose, missing, broken			
n) REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
o) Obstructed			
p) Walls cracked, broken, or det.			
q) Ceilings cracked, broken, or det.			
r) Floors worn, sagging, or det.			
s) Stairs worn, broken, sagging			
t) Railings loose, broken, missing			
u) Lighting fixtures present, operable			
v) Panic bars			
23. DELIVERY FACILITIES			
a) Off Street Loading No.			
b) On Street Loading No.			
c) L. R. Siding No.			
d) LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
e) Flooding loose, missing, or det.			
f) Str. mbrs det., out of plumb, or line			
g) Found, piers, det., or out of line			
h) Stairs to grade			
i) Railing loose, broken, missing, or det.			
j) UTILITIES (1, 2, 3, 4, M, X, S)			
k) Cable			
l) Freight			
m) No.			
n) Passenger No.			
o) Sidewalk No.			
p) Drive AC DC			
q) Manually operated			
r) Semi-automatic			
s) Automatic			
t) Elevator(s) enclosed			
u) Empty elevator shaft			
v) Power Source, Purch.			
w) FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
x) Sprinklers			
y) Fire Detectors, Mech.			
z) Portable Extinguishers			
a) Standpipes			
b) Fire Towers			
c) Fire Escapes, No.			
d) Emergency Lights			
e) PENTHOUSE (1, 2, 3, 4, M, X, S)			
f) Obstructed			
g) Stairs worn, broken, sagging			
h) Walls cracked, broken, or det.			
i) Wind & skylts deteriorated			
j) Wind & skylts opaque and/or obsd.			
k) ROOF (1, 2, 3, 4, M, X, S)			
l) Roof mat loose, missing, or det.			
m) Roof edge or out of line			
n) Chimney(s) det. or out of plumb			
o) Gutters, downspouts, loose, missing, det.			
p) Cornices, fascia, loose, missing, det.			
q) PARAPET (1, 2, 3, 4, M, X, S)			
r) Open			
s) Roof			
t) Garaged			
u) Garage Condition (1, 2, 3, 4, M, X, S)			

30. COMMENT

Ref
Item

- 5 Plumbing on first floor is for kitchen equipment, condition 2
- 11 There is not primary egress from second floor, only thru Bldg's 8/7/7 stairwells, those are not primary egresses. First floor has one primary egress & at times only one exit.
- 13 The stairs are in Bldgs. 8/7 & 7/7. ^{and}
- 15a Steel framing has been erected after recent fire (supporting 1st fl.) flooring is probably wood but cannot be seen. Exterior walls carry portions of floors, too.
- 16 Electric htg. on 1st & 2nd floors only - condition 1
- 20 Food refrigeration in BST. (walk-in) - Direct Exp.
- 26a Sprinkler fire protection in BST & 1st Fl.
- 26b Fire escape in Bldg 8/7 via corridor & fire door.
- 26g Battery powered 1st & BST floors
- 15a Mortar is loose, brick is old out of plumb.
- 28b Roof pitches but not toward drain openings

Building surveyed by Philip M. Davis E. L. Brown March 23, 1973

Date

4/1/73

Date

4/1/73

Date

W. L. Brown J. Vincent
Project Engineer

Boston Redevelopment Authority

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 394-50-47

BUILDING NO. 7/7

ADDRESS 10 Park Square

OWNER/AGENT

ALSO KNOWN AS Trailways Bus Terminal

Exterior wall masonry, cornices, and trim is deteriorated.

Foundation walls in basement are deteriorated.

Wooden basement stairs are deteriorated.

SUBSTANDARD

Building Classified by

Francis Conway
Chas. T. Main, Inc.

4/11/73
Date

Countersigned by

W. C. Stetson
Authorized Officer, Chas. T. Main, Inc.

4/11/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Pl 30

BRA BLK. & F.R. NO. 394-50-47

BUILDING NO 717

NUMBER OF FLOORS

ADDRESS 10 Park Square

OWNER/AGENT

ALSO KNOWN AS Continental Trailways Terminal

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	6	3	2.0
c) Evidence of leaks	2	3	1.67
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	6	3	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			3.0
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			2
b) Found, det., sinking, out of line			2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{count}} = \frac{109}{53} = 2.04$ Minor Defects = 1

Major Defects = 0

Ref.
Item

- 10a No interior wall or partitions in BST., but wooden storage shelves divide up the BST.
- 11 The only egress is by two stairs in Bldg 7/7 which is separated by metal fire door on 2nd Floor. 1st Floor of 8/7 is basically a public corridor
- 13h Panic bar on 2nd Floor fire escape only
- 15 Egress from BST. is partially obstructed w/ baggage & counters; it is 30' ± from exit.
- 14 Corridor condition/material is explained by Item 1, 2 & 3.
- 17a Hot water is for janitorial services only.
- 26f Fire escape partially obstructed.
- 2a, b Cracks & splitting of wood joists.
- 15a Stone & brick mortar is falling out.
- 8a, c Brick & stucco is crack & loose.
- 28e Bricks missing & loose interior & exterior

Building Surveyed by Philip M. Davis E. Viner March 23, 1973
Date

Countersigned by Daniel C. Vincent 4/11/73
Date

Boston Redevelopment Authority Warren J. Vincent 4/12/73
Project Engineer Date

Sketch

		MATL/COND	
* 8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or det.		B	3
b) Other		X	3
c) Trim, loose, missing or det.		STU	3
d) Walls out of plumb	Line		2
* 9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Surface loose, broken, or det.			
b) Foundation, det., sinking, out of line			
c) Foundation, OK (CONV) (1, 2, 3, 4, M, X, S)		STL	2
* 10. FOUNDATION FOUND			
a) b to (ST, AL, CT, O)			
b) Additional Layers (1, 2, 3, 4, M, X, S)	No		
* 11. FOUNDATION STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs worn, broken, sagging			
b) Railings, loose, missing, broken			
c) RAILING INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls worn, cracked, broken, or det.		WD	2
c) Ceilings cracked, broken, or det.		HRC	2
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, Operable			
h) Panic Bars			
* 12. FLOOR (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, Cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic Bars			
* 13. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation, walls deteriorated		B	3
b) Cols, pie's, loose, missing, det.		B	2
c) Ceiling in use, missing, det.			
d) Framing split, deteriorated		X	3
e) Impervious floor, broken, det., missing		X	3
f) Doors, bulkheads, deteriorated		WD	2
g) Wind & skylts, deteriorated			
h) Wind & skylts, opaque and/or obst.			
i) Stairs deteriorated		WD	3
j) Stairs obstructed			
k) Lighting fix. present, operable			
l) Cellar properly ventilated			
m) Free of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Boiler room ventilated			
r) Boiler room door metal clad			
s) Boiler room door self closing			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, gas, Coal, Purch. Steam			
b) Type — Hot Air			btw/hr
Hot Water			btw/hr
Steam			
c) Pipe Coils, Radiators			
Unit Heaters, Finned Tube, Ducts			
d) Incinerator, Masonry			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, gas, Coal, Purch. Steam			electric
b) Type — Sidearm, Internal, Separate			
Capacity			gph
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			DC
b) Volts			420-208/480
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
Type			Y/N/P
a) Service			
Cooling, Htg & Cooling			
b) System:			Size
Pkg Unit, Central Fan, Fan Coil Unit			Tons
c) Cooling:			
Direct Exp, Chilled Water, Purch. Brine			
d) Condensing:			
City Water, Cooling Tower, Evap. Cond			
e) Ductwork: Yes			No
			% Bldg.
f) % of building A/C (No. of floors)			Floor Area
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			Temp
c) Condenser —			of
City Water, Evaporation, Cooling Tower			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			
Y			N
Y			N

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK SQUARE

BRA BLK. & PAR. NO. 394-50-47

BUILDING NO. 8/7

ADDRESS 10 Park Square

OWNER/AGENT

ALSO KNOWN AS Continental Trailways

The exterior walls from the parapet down to the foundation have loose, missing and deteriorated mortar. Bricks are missing from the south exterior face. Stone foundation walls are weakened by deteriorated mortar.

In the basement, there is no ceiling in places and the exposed wooden joists appear to be split. The concrete basement floor is uneven and cracked.

The stairs from the basement to the ground level are obstructed. Counters and baggage hinder this egress. These wooden stairs are pitching and worn.

Egress from the second floor does not qualify as primary, though there is a fire escape.

SUBSTANDARD

Building Classified by

James J. Conway
Chas. T. Main, Inc.

4/12/73

Date

Countersigned by

David J. Stewart
Authorized Officer, Chas. T. Main, Inc.

4/12/73

Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/12/73

Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 394-50-47

BUILDING NO 8/7

NUMBER OF FLOORS 2 1/2 + B.

ADDRESS 10 Park Street

OWNER/AGENT

ALSO KNOWN AS Continental Trailways

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	-	-	-
a) Cracks in base material	4	2	2.0
b) Base matl. loose, miss., broken	4	2	2.0
c) Evidence of leaks	4	2	2.0
3. FLOORS (WD, Conc)%	-	-	-
b) Floor sagging or pitched	6	3	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			3
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			3.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

$$\text{Minor Deterioration} = \frac{\text{score}}{\text{count}} = \frac{73}{37} = 1.93$$

Minor Defects = 0

Major Defects = 2

11a6b Primary & additional egresses lead to public corridor & lobby on 1st floor; not directly to exit.

14 Corridor mat'l & cond. are explained under Items 1, 2 & 3.

15b C I columns are probably modern.

15p Boiler is not used.

26f Adjacent bldg., 8/7, has fire escape @ the east end which is accessible past a fire door for bldg 7/7

Remarks: There is an abandoned attic with
O.J. ceiling, no lighting, broken
Plaster walls & wooden floors;
attic condition - 3

Building Surveyed by Philip M. Davis Emery March 23, 1973
Date Date Date

Countersigned by

Daniel C. Hall 4/12/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

Sketch

BOSTON REDEVELOPMENT AUTHORITY

GRUPO DING EXAMINATION SCHEDULE

30

[illegible][illegible]

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints - loose, missing or det.			
b) Other			
c) Trim, loose, missing or det.			
d) Walls out of plumb	Line	Loca	
9. FIVE SHAFTS EXHAUSTIBLE (1, 2, 3, 4, M, X, S)			
a) Shaft & base, broken, or det.			
b) Four, out, sinking, out of line			
c) Shaft & base, broken, or det.			
d) Shaft & base, broken, or det.			
e) Shaft & base, broken, or det.			
f) Shaft & base, broken, or det.			
10. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs worn, broken, sagging			
b) Railings, loose, missing, broken			
c) Railings, loose, missing, broken			
d) Railings, loose, missing, broken			
e) Railings, loose, missing, broken			
f) Railings, loose, missing, broken			
11. FLOORING (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings, loose, missing, broken			
12. LIGHTING (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings, loose, missing, broken			
13. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Ceilings, loose, missing, det.			
c) Framing loose, missing, det.			
d) Imperious floor, broken, det, missing			
e) Doors, bulheads, deteriorated			
f) Wind & skyls, deteriorated			
h) Wind & skyls, opaque and/or obst.			
i) Stairs deteriorated			
j) Stairs obstructed			
k) Lighting fix. present, operable			
l) Ceiling properly ventilated			
m) Free of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Boiler room ventilated			
r) Boiler room door metal clad			
s) Boiler room door self closing			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type - Hot Air			
c) Type - Hot Water			
d) Unit Heaters, Timed Tube, Ducts			
e) Unit Heaters, Timed Tube, Ducts			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type - Sidearm, Internal, Separate			
c) Capacity			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Voltage			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type			
b) System			
c) Cooling			
d) Condensing			
e) Ductwork: Yes No			
f) % of building A/C (No. of floors)			
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser			
d) City Water, Evaporation, Cooling Tower			
e) Stairs, worn, broken, or sagging			
f) Railings, loose, missing, broken			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Public bars			

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading			
b) On Street Loading			
c) E. H. Siding			
d) Loading Platform (1, 2, 3, 4, M, X, S)			
a) Flooding loose, missing, or det.			
b) Silt, muds, det., out of plumb, or line			
c) Found, piers, det., or out of line			
d) Stairs to grade			
e) Railings loose, broken, missing, or det.			
24. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cable			
b) Freight			
c) Passenger			
d) Sidewalk			
e) Drive			
f) Manually operated			
g) Semi-automatic			
h) Automatic			
i) Elevator(s) enclosed			
j) Empty elevator shaft			
k) Power Source, Purch.			
25. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers			
b) Fire Detectors			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No.			
g) Emergency Lights			
26. PENITENTIARY (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skyls deterioration			
e) Wind & skyls opaque and/or obst.			
27. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof mat, loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det., or out of plumb			
d) Downspouts loose, missing, det.			
e) Gutters, fascia, loose, missing, det.			
28. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

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BLOCK 393

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 33/16 , OS-10

ADDRESS 20 Carver Street

OWNER/AGENT

ALSO KNOWN AS

DEMOLISHED

NOW LABELLED OS-10

Building Classified by

Francis J. Conroy
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

Walter E. Stoddard
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. ~~20 CARVER STREET~~ PARK PLAZA

BRA BLK. & F.R. NO. 393

BUILDING NO 33/16 = 05 10

NUMBER OF FLOORS

ADDRESS 20 Carver Street

OWNER/AGENT

ALSO KNOWN AS

Demolished

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material			
b) Base matl. loose, miss., broken			
c) Evidence of leaks			
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched			
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			
b) Other			
d) Walls out of plumb ; Line ; Loca.			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			
b) Found, det., sinking, out of line			
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
d) Framing split, deteriorated			
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

REDEVELOPMENT NAME & NO.

PARK PLAZA

REDEVELOPMENT NO.

373

BUILDING NO.

ADDRESS

220 Carter Street

OWNER/AGENCY

ALSO KNOWN AS

TURKISH BATH

MATERIAL CODE: (Cont.)		LOCATION CODE:		BUILDING TYPE:		OCCUPANCY GROUP:	
AL	SM	AL	MEZ	Type I	Type II	Group A	Theatres
ASB	Steel	CT	Court	Type III <td>Type IV <td>Group B</td> <td>Halls</td> </td>	Type IV <td>Group B</td> <td>Halls</td>	Group B	Halls
B	Brick	ST	Street	Type V <td>Type VI <td>Group C</td> <td>Schools</td> </td>	Type VI <td>Group C</td> <td>Schools</td>	Group C	Schools
BR	Brass	S-BST	Substructure			Group D	Hospitals & Detention Buildings
C	Concrete	BST	Basement			Group E	Commercial Buildings
CH	Cast Iron	I-UP	Interior			Group F	Office & Commercial Buildings
CL	Clay	MEZ	Mezzanine			Group G	Commercial Buildings
CONC	Concrete	PH	Penthouse			Group H	Commercial Buildings
CU	Copper	AT	Attic			Group I	Commercial Buildings
GR	Granite	Rt	Right			Group J	Commercial Buildings
HAC	Hanging Acoustical	Lt	Left			Group K	Commercial Buildings
L	Lead	F	Front			Group L	Commercial Buildings
M	Marble	R	Rear			Group M	Commercial Buildings
OL	Open Joist	S	Side			Group N	Commercial Buildings
PL	Plaster					Group O	Commercial Buildings
SL	Slat					Group P	Commercial Buildings

CONDITION CODE:		MISC. SYMBOLS:		Type Structure:		Structure Converted:		CHECK HERE:	
1	2	Y	No	A	S	Yes	No	No floor number 13	Subbasement
1	No deficiencies or deterioration								
2	Def. - det. less than 25%								
3	Def. - det. 26% to 50%								
4	Def. - det. Over 50%								
M	Makeshift - Inadequate								
X	None or not applicable								
S	Not seen, inaccessible								

BUILDING TYPE: OCCUPANCY GROUP: YEAR BUILT:

MATERIAL CODE:		LOCATION CODE:		BUILDING TYPE:		OCCUPANCY GROUP:		YEAR BUILT:								
S-BST	BST	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)																
a) Cracks in base material																
b) Base material loose, missing, broken																
c) Loose material																
2. INSIDE CEILINGS (01, PL, SM, C, HAC)																
a) Cracks in base material																
b) Base material loose, missing, broken																
c) Loose material																
3. FLOORS (WD, CONC)																
a) Floorings worn, loose, or missing																
b) Floorings sagging or pitched																
4. WINDOWS (WD, STL, AL)																
a) Inoperable or deteriorated																
b) Wind & Skirt damage and or obstructed																
c) FILLERS (L, L, MBNG (1, 2, 3, 4, M, X, S))																
a) Fixtures, Motion																
b) Fix. Vented. Currently																
c) Supply lines																
d) Drain lines																
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)																
a) Walls																
b) Ceiling																
c) Floor																
d) Partitions																
e) Ventilated. Currently																
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																
a) Wiring, exposed																
b) Fixtures, miscellaneous																

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—
a) Masonry & joints — Loose, missing or det.	—
b) Other	—
c) Trim, loose, missing or det.	—
d) Walls out of plumb — Loca.	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—
a) Surface base, broken, or det.	—
b) Foundation, cracked, missing, or out of line	—
10. FOUNDATION INTERIOR (1, 2, 3, 4, M, X, S)	—
a) Foundation, cracked, missing, or out of line	—
b) Additional floors (1, 2, 3, 4, M, X, S)	No.
c) Stairs worn, broken, sagging	—
d) Railings, loose, missing, broken	—
11. FLOOR INTERIOR LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N P
b) Walls cracked, broken, or det.	—
c) Floors worn, sagging, or det.	—
d) Stairs worn, broken, sagging	—
e) Railings loose, broken, missing	Y N
f) Lighting fixtures present, Operable	Y N
g) Panic Bars	Y N
12. ELEVATOR CORRIDORS (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N P
b) Walls, cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, broken, sagging, or det.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	—
g) Lighting fixtures present, operable	Y N
h) Panic Bars	Y N
13. BASEMENT (1, 2, 3, 4, M, X, S)	—
a) Foundation walls deteriorated	—
b) Cols, pier & loose, missing, det.	—
c) Ceiling loose, missing, det.	—
d) Framing split, deteriorated	—
e) Impervious floor, broken, del., missing	—
f) Doors, bulheads, deteriorated	—
g) Wind & skylits deteriorated	—
h) Wind & skylits opaque and/or obst.	—
i) Stairs deteriorated	—
j) Stairs obstructed	Y N P
k) Lighting fix. present, operable	Y N S
l) Cellar properly ventilated	Y N S
m) Free of dampness, water	Y N S
n) Plumbing, leaks & corrosion	Y N S
o) Sump pump & pit	Y N S
p) Enclosed boiler room	Y N S
q) Boiler room ventilated	Y N S
r) Boiler room door metal clad	Y N S
s) Boiler room door self closing	Y N S
No.	—

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—
Method	—
a) Oil, gas, Coal, Purch. Steam	—
b) Type — Hot Air	bu/hr
Hot Water	bu/hr
Steam	bu/hr
c) 1 pipe Coils, Judicious	—
Unit Heaters, Finned Tube, Ducts	—
d) Incinerator, Masonry	Yrefib
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—
Method	—
a) Oil, gas, Coal, Purch. Steam	—
b) Type — Sidewalk, Internal, Separate	—
c) Capacity	gph
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—
a) AC	—
b) DC	—
c) Switchgear, modern	—
d) Volts 120-208-480	Y N P
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—
Type	—
a) Service:	—
Cooling, Htg & Cooling	—
System:	—
Pkg Unit, Central Fan, Fan Coil Unit	—
c) Cooling:	—
Direct Exp, Chilled Water, Purch. Brine	—
d) Condensing:	—
City Water, Cooling Tower, Evap. Cond.	—
e) Ductwork: Yes No	% Bldg.
% of building A/C (No. of floors)	Floor Area
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	—
a) DX, Brine, Purch. Brine	—
b) Area	Temp. of
c) Condenser —	—
City Water, Evaporation, Cooling Tower	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—
a) Stairs, worn, broken, or sagging	—
b) Railings, loose, missing, broken	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N
b) Walls cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, sagging, or det.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	Y N
g) Lighting fixtures present, operable	Y N
h) Panic bars	Y N

	MATL/COND
23. DELIVERY FACILITIES	—
a) Off Street Loading No.	Y N
b) On Street Loading No.	Y N
c) K. R. Siding No.	Y N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—
a) Flooding loose, missing, or det.	—
b) Sills, numbers det., out of plumb, or line	—
c) Found, piers, det., or out of line	—
d) Stairs to grade	—
e) Loading loose, broken, missing, or det.	—
25. ELEVATOR (1, 2, 3, 4, M, X, S)	—
a) Cable	Hyd.
b) Freight No.	Capacity
c) Passenger No.	Capacity
d) Sidewalk No.	Capacity
e) Drive AC DC	in Penthouse
f) Manually operated No.	BST
g) Semi-automatic No.	—
h) Automatic No.	—
i) Elevator(s) enclosed No.	—
j) Empty elevator shaft No.	Generated
k) Power Source, Purch.	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—
a) Sprinklers	dry wet
b) Fire Detectors, Mech.	Elec
c) Portable Extinguishers	Y N
d) Standpipes	—
e) Fire Towers	—
f) Fire Escapes, No.	to Grade, No. lateral, No.
27. PENHOUSE (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N
b) Stairs worn, broken, sagging	—
c) Walls cracked, broken, or det.	—
d) Wind & skylits deteriorated	—
e) Wind & skylits opaque and/or obst.	—
28. ROOF (1, 2, 3, 4, M, X, S)	—
a) Roof matl. loose, missing, or det.	—
b) Roof sags or out of line	—
c) Chimney(s) det. or out of plumb	—
d) Gutters, downspits, loose, missing, det.	—
e) Cornices, fascia, loose, missing, det.	—
29. PLUMBING (1, 2, 3, 4, M, X, S)	—
a) Open	No. Y N
b) Roof	—
c) Garaged	No. Y N
d) Garage Condition (1, 2, 3, 4, M, X, S)	—

late

Late

THE UNIVERSITY OF CHICAGO

Literature

428

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 3 9 3

BUILDING NO. 39/21 = OS 10

ADDRESS Townsend Place

OWNER/AGENT

ALSO KNOWN AS

DEMOLISHED

NOW LABELLED OS 10

Building Classified by

James Conway
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

David C. Vincent
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. ~~REDACTED~~ PARK PLAZA

BRA BLK. & F.A.R. NO. 393

BUILDING NO 39/21 ~ 05-10

NUMBER OF FLOORS

ADDRESS Townsend Place

OWNER/AGENT

ALSO KNOWN AS

Demolished

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material			
b) Base matl. loose, miss., broken			
c) Evidence of leaks			
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched			
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			
b) Other			
d) Walls out of plumb ; Line ; Loca.			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			
b) Found, det., sinking, out of line			
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
d) Framing split, deteriorated			
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. _____

PARK PLAZA

WARD NO. DATE 5 3-9 72 A.M.

P.M.

BRA BLK. & VAR. NO. 393

BUILDING NO. 39/21

Townsend Place

OWNER, AGE, F

ALSO KNOW AS

MATERIAL CODE: (Cont.)

AL - Aluminum

ASH - Asphalt

B - Brick

BR - Brass Bronze

C - Ceramic

CB - Concrete Block

CI - Cast Iron

CONC - Concrete

CU - Copper

GR - Granite

HAc - Hanging Acoustical

L - Lead

M - Marble

OJ - Open Joint

PL - Plastic

SL - Slat

T & G - Tar & Gravel

W - Wood

WD - Wood

Y - Yes

N - No

P - Partial

See "Comments"

Type Structure: A S D

Structure Converted: Yes No From

CONDITION CODE:

1 - No deficiencies or deterioration

2 - Def. - det. less than 25%

3 - Def. - det. 26% to 50%

4 - Def. - det. Over 50%

M - Make shift - Inadequate

X - None or not applicable

S - Not seen, inaccessible

LOCATION CODE:

AL - Alley

CT - Court

ST - Street

O - Other

S-BST - Subbasement

BST - Basement

1-UP - Floor No.

MEZ - Mezzanine

PH - Penthouse

AT - Attic

Rt - Right

Lt - Left

F - Front

R - Rear

S - Side

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

See "Comments"

Type Structure: A S D

Structure Converted: Yes No From

BUILDING TYPE:

YEAR BUILT:

OCCUPANCY GROUP:

MATERIAL/CONDITION

DETAILED

1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %

a) Cracks in base material

b) Base mat. loose, miss, broken

c) Evidence of leaks

2. INSIDE CEILINGS (OI, PL, SM, C, HAc) %

a) Cracks in base material

b) Base mat. loose, miss, broken

c) Evidence of leaks

3. FLOORS (WD, CONC) %

a) Flooring worn, loose, or missing

b) Floor sagging or pitched

c) Inoperable or deteriorated

4. WINDOWS (WD, STL, AL) %

a) Wnd. & sills, spalling and/or obst.

b) UTILITY TUBING (1, 2, 3, 4, M, X, S)

a) Fixtures, Modern Y N P

b) Fix., Vented Curbity Y N P

c) Supply lines

d) Drain lines

6. TOILET ROOMS (1, 2, 3, 4, M, X, S)

a) Walls

b) Ceiling

c) Floor

d) Partitions

e) Ventilated, Currently Y N P

7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)

a) Wiring, exposed Y N P

b) Fixtures, modern Y N P

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		—	—
a) Masonry & Joints — Loose, missing or del.			
b) Other			
c) Trim, loose, missing or del.			
d) Walls out of plumb	Line		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		—	—
a) Set, a.e. low e, broken, or del.			
b) Found, del., sinking, out of line			
10. RAFTER OR CANOPY (1, 2, 3, 4, M, X, S)		—	—
a) Is to (ST, AL, CT, O)			
b) Additional Express (1, 2, 3, 4, M, X, S)	No.		
c) Additional L.N.T. STAIRS (1, 2, 3, 4, M, X, S)			
d) Stairs worn, broken, sagging			
e) Railings loose, missing, broken			
f) FROM INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed	Y_N_P		
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, Operable	Y_N		
h) Panic Bars	Y_N		
11. PL. B.L.C. CORRIDORS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed	Y_N_P		
b) Walls, Cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable	Y_N		
h) Panic Bars	Y_N		
12. BASEMENT (1, 2, 3, 4, M, X, S)		—	—
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, del.			
c) Ceiling loose, missing, del.			
d) Framing split, deteriorated			
e) Improvised floor, broken, del., missing			
f) Doors, bulkheads, deteriorated			
g) Wind. & skyls. deteriorated			
h) Wind. & skyls. opaque and/or obst.			
i) Stairs deteriorated	Y_N_P		
j) Stairs obstructed	Y_N_S		
k) Lighting fix. present, operable	Y_N_S		
l) Ceiling properly ventilated	Y_N_S		
m) Free of dampness, water	Y_N_S		
n) Plumbing, leaks, & corrosion	Y_N_S		
o) Sump pump & pit	Y_N_S		
p) Enclosed boiler room	Y_N_S		
q) Boiler room ventilated	Y_N_S		
r) Filler room door metal clad	Y_N_S		
s) Filler room door self closing	Y_N_S		
No.			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		—	—
a) Method			
b) Type — Hot Air	btu/hr		
c) Type — Hot Water	btu/hr		
d) Type — Steam	btu/hr		
e) Pipe Coils, Radiators			
f) Unit Heaters, Finned Tube, Ducts			
g) Incinerator, Masonry	Pre: b		
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		—	—
a) Method			
b) Type — Sidarm, Internal, Separate			
c) Capacity	gph		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		—	—
a) AC	DC		
b) Volts 120-208-480			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		Y_N_P	
a) Service:			
b) Cooling, Htg & Cooling	Size	Tons	
c) System:			
d) Pkg Unit, Central Fan, Fan Coil Unit			
e) Cooling:			
f) Direct Exp. Chilled Water, Purch. Brine			
g) Condensing:			
h) City Water, Cooling Tower, Evap. Cond.			
i) Ductwork: Yes No	% Bldg.		
j) % of building A/C (No. of floors)	Floor Area		
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		—	—
a) DX, Brine, Purch. Brine			
b) Area	s.f.	Temp.	°F
c) Condenser —			
d) City Water, Evaporation, Cooling Tower			
e) Stairs, worn, broken, or sagging			
f) Railings loose, missing, broken			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed	Y_N		
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable	Y_N		
h) Panic bars	Y_N		

		MATL/COND	
23. DELIVERY FACILITIES		—	—
a) Off Street Loading	No.	Y	N
b) On Street Loading	No.	Y	N
c) H. H. Siding	No.	Y	N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		—	—
a) Flooring loose, missing, or del.			
b) Sills, masonry det., out of plumb, or line			
c) Found, piers, del., or out of line			
d) Sills to grade			
e) Loading loose, broken, missing, or del.			
25. ELEVATORS (1, 2, 3, 4, M, X, S)		—	—
a) Cable			
b) Hydr.			
c) Weight	No.	Capacity	
d) Passenger No.		Capacity	
e) Sidewalk	No.	Capacity	
f) Drive	AC DC	in Penthouse	BST
g) Manually operated	No.		
h) Semi-automatic	No.		
i) Automatic	No.		
j) Elevator(s) enclosed	No.		
k) Empty elevator shaft	No.		
l) Power Source, Purch.			
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		Generated	
a) Sprinklers	dry	wet	
b) Fire Detector, Mech.		Elec.	
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No.	to grade, No.	lateral, No.	
27. PENITENTHOUSE (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or del.			
d) Wind. & skyls. deteriorated			
e) Wind. & skyls. opaque and/or obst.			
28. ROOF: (1, 2, 3, 4, M, X, S)		—	—
a) Roof mtl. loose, missing, or del.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspouts, loose, missing, del.			
e) Cornices, fascia, loose, missing, del.			
29. PLUMBING (1, 2, 3, 4, M, X, S)		—	—
a) Open	No.	Y	N
b) Roof	No.	Y	N
c) Damaged	No.	Y	N
d) Garage Condition (1, 2, 3, 4, M, X, S)			

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Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 34/17

ADDRESS 14 and 16 Carver Street

OWNER/AGENT

ALSO KNOWN AS Hounds Tooth Tavern

The first floor of this building is sagging in places and the wooden stairs are badly pitched downward away from the walls thru all four stories. The stairwells are not fire enclosed.

The plaster ceilings and walls in the stairwells are cracked and deteriorated.

The roof access hatch frame is wood, badly deteriorated; and the roof access ladder is wood and is falling apart.

The boiler is not enclosed in a room.

SUBSTANDARD

Building Classified by

Francis J. Couray
Chas. T. Main, Inc.

4/10/73

Date

Countersigned by

Daniel J. Stedman
Authorized Officer, Chas. T. Main, Inc.

4/11/73

Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/12/73

Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 39.3

BUILDING NO 34/17

NUMBER OF FLOORS 4 + BSI

ADDRESS 14-16 Carver Street

OWNER/AGENT Bobert R. Kelly Trust

ALSO KNOWN AS Houlihan's Tavern

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	5	2	2.5
c) Evidence of leaks	5	2	2.5
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	11	5	2.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			X
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			1.0
b) Found, det., sinking, out of line			1.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			0.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.0
b) Roof sags or out of line			1.0

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{87}{45} = 1.93$$

Minor Defects = 0

Major Defects = 3

		MATERIAL/CONDITION	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — Loose, missing or det.		B	2
b) Other		—	—
c) Trim, loose, missing or det.		—	—
d) Walls out of plumb		—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Setae loose, broken, or det.		5/6	1
b) Found. det., sinking, out of line		—	—
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)			
a) To (S), AL, CT, (O)		STE	1
b) Additional Eaves (1, 2, 3, 4, M, X, S)	No.	—	—
c) RAILINGS LOOSE, MISSING, BROKEN	(X) S	—	—
d) RAILINGS LOOSE, MISSING, BROKEN	(X) S	—	—
e) RAILINGS LOOSE, MISSING, BROKEN	(X) S	—	—
f) RAILINGS LOOSE, MISSING, BROKEN	(X) S	—	—
11. UTILITY LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed		PL	4
b) Walls cracked, broken, or det.		PL	4
c) Ceilings cracked, broken, or det.		WD	4
d) Floors worn, sagging, or det.		WD	4
e) Stairs worn, broken, sagging		WD	4
f) Railings loose, broken, missing		WD	3
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
12. PLUMBING (CORRIDORS) (1, 2, 3, 4, M, X, S)			
a) Obstructed		—	—
b) Walls, cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
13. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated		STO	1
b) Cols, piers, loose, missing, det.		B	2
c) Ceiling, loose, missing, det.		OJ	2
d) Framing split, deteriorated		WD	2
e) Impervious floor, broken, det.		WD	2
f) Doors, bulkheads, deteriorated		WD	2
g) Wind & skylts, deteriorated		WD	2
h) Wind & skylts, opaque and/or obst.		WD	3
i) Stairs deteriorated		STO	3
j) Stairs obstructed		—	—
k) Lighting fix. present, operable		—	—
l) Ceiling properly ventilated		—	—
m) Free of dampness, water		—	—
n) Plumbing, leaks & corrosion		—	—
o) Sump pump & pit		—	—
p) Enclosed boiler room		—	—
q) Boiler room ventilated		—	—
r) Toilet room door metal clad		—	—
s) Puller to m door self closing		—	—
No.		—	—

		MATERIAL/CONDITION	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air			
c) Type — Hot Water			
d) Unit Heaters, Fanned Tube, Burets			
e) Unit Heaters, Fanned Tube, Burets			
f) Unit Heaters, Fanned Tube, Burets			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Electric Internal			
c) Type — Electric Internal			
d) Type — Electric Internal			
e) Type — Electric Internal			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Volt			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type			
b) Service			
c) Cooling, Htg & Cooling			
d) System			
e) Cooling			
f) Direct Exp. Chilled Water, Purch. Brine			
g) Condensing			
h) City Water, Cooling Tower, Evap. Cond.			
i) Ductwork: Yes No			
j) % of building A/C (No. of floors)			
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser			
d) City Water, Evaporation, Cooling Tower			
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
f) Stairs, worn, broken, or sagging			
g) Railings, loose, missing, broken			
21. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Railing worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic Bars			

		MATERIAL/CONDITION	
23. DELIVERY FACILITIES			
a) Off Street Loading No.			
b) On Street Loading No.			
c) R. R. Sidings No.			
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Platform, loose, missing, or det.			
b) Sills, mounds det., out of plumb, on line			
c) Found. piers, det., or out of line			
d) Stairs to grade			
e) Loading house, broken, missing, or det.			
f) Loading house, broken, missing, or det.			
g) Cable			
h) Freight			
i) Piers, engine			
j) Sidewalk			
k) Drive AC DC			
l) Manually operated			
m) Semi-automatic			
n) Automatic			
o) Elevator(s) enclosed			
p) Empty elevator shaft No.			
q) Tower Source, Purch.			
25. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers			
b) Fire Detectors, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No. C			
g) Emergency Lights			
26. TENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylts deteriorated			
e) Wind & skylts opaque and/or obst.			
27. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof, flat, loose, missing, or det.			
b) Roof, gables, loose, missing, or det.			
c) Chimney(s) det., or out of plumb			
d) Gutters, downspouts, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
28. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

Item	Description
28a	Roof access hatchway is wood badly deteriorated. Roof access ladder is used, falling apart.
26c	One CO ₂ nozzle system built over stove in tavern kitchen with remote control
13e	Stairway in #14 is sagging badly on every flight.

26c One CO₂ nozzle system built over stove in tavern kitchen with remote control
13e Stairway in #14 is sagging badly on every flight.

13 e Stair-way in #14 is sagging badly on every flight.

Building Surveyed by	Robert O Smith	3/23/73	Date
Countersigned by	Doris C. Howard	4/11/73	Date
Boston Redevelopment Authority	Warren J. Vuntut	4/12/73	Date
	Project Engineer		

Building Surveyed by	Robert O Smith	3/23/73	Date
Countersigned by	Doris C. Howard	4/11/73	Date
Boston Redevelopment Authority	Warren J. Vuntut	4/12/73	Date
	Project Engineer		

Building Surveyed by	Robert O Smith	3/23/73	Date
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Boston Redevelopment Authority	Warren J. Vuntut	4/12/73	Date
	Project Engineer		

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 35/18

ADDRESS 12 Carver Street

OWNER/AGENT

ALSO KNOWN AS Ramrod Room

All window sash is wood and most of it is in poor condition.

The wooden basement stairway is steep, and provides a very difficult access.

The basement floor is concrete, and it is cracked, uneven, and in poor condition.

Wood partitioning and framing in the basement is in poor condition.

SUBSTANDARD

Building Classified by

Thomas Conway
Chas. T. Main, Inc.

4/11/73
Date

Countersigned by

Paul J. Vincent
Authorized Officer, Chas. T. Main, Inc.

4/12/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 35/18

NUMBER OF FLOORS 4 + Bas.

ADDRESS 12 Carver Street

OWNER/AGENT

ALSO KNOWN AS Ramona Room

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	7	5	1.4
b) Base matl. loose, miss., broken	7	5	1.4
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	11	5	2.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			2
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2.0
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			3.0
d) Framing split, deteriorated			4.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.0
b) Roof sags or out of line			1.0

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{122}{73} = 1.67$$

Minor Defects = 0

Major Defects = 3

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.R. NO. 35/18

BUILDING NO. 12 CARVER ST.

OWNER/AGENT TAVERN

ALSO KNOWN AS HERBES BARRERD

MATERIAL CODE: (Cont.)

AL - Aluminum

ASB - Asbestos

B - Brick

BR - Brass/Bronce

C - Ceramic

CB - Concrete Block

CI - Cast Iron

CONC - Concrete

CU - Copper

GR - Granite

ILAc - Hanging Acoustical

L - Lead

M - Marble

OJ - Oper Joist

PL - Plaster

SL - Slate

SM - Sheet Metal

STL - Steel

STO - Stone

STU - Stucco

T - Tile

WD - Wood

T & G - Tar & Gravel

FB - Fiber Board

CONDICION CODE:

1 - No deficiencies or deterioration

2 - Def. - det. less than 25%

3 - Def. - det. 25% to 50%

4 - Def. - det. Over 50%

M - Makeshift - Inadequate

X - None or not applicable

S - Not seen, inaccessible

LOCATION CODE:

AL - Alley

CT - Court

ST - Street

O - Other

S-RST - Subbasement

BST - Basement

I-UP - Floor No.

MEZ - Mezzanine

PH - Penthouse

AT - Attic

Rt - Right

Lt - Left

F - Front

R - Rear

S - Side

BUILDING TYPE:

Type I - Fireproof

Type II - Semi-Fireproof

Type III - Heavy Timber & Masonry

Type IV - Light Wood & Masonry

Type V - Metal Frame

Type VI - Wooden Frame

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

• - See "Comments"

OCCUPANCY GROUP:

Group A - Theatres

Group B - Halls

Group C - Schools

Group D - Hospitals & Detention Buildings

Group E - Commercial Bldgs. of Hazardous Occupancy

Group F - Office & Commercial Buildings

Group G - Comm'l Bldgs. of Non-hazardous Occupancy

Group H - Unlimited Habitation & Large Dwellings

Group I - Limited Habitation & Small Dwellings

Other

OCCUPANCY GROUP:

Group A - Theatres

Group B - Halls

Group C - Schools

Group D - Hospitals & Detention Buildings

Group E - Commercial Bldgs. of Hazardous Occupancy

Group F - Office & Commercial Buildings

Group G - Comm'l Bldgs. of Non-hazardous Occupancy

Group H - Unlimited Habitation & Large Dwellings

Group I - Limited Habitation & Small Dwellings

Other

WARD NO. DATE

3/23/73

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3/23/73

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WARD NO. DATE

3/23/73

AM

CHECK HERE:

No floor number 13

Subbasement

Crawl Space

CHECK HERE:

No floor number 13

Subbasement

Crawl Space

CHECK HERE:

No floor number 13

Subbasement

Crawl Space

CHECK HERE:

No floor number 13

Subbasement

Crawl Space

BUILDING TYPE: IV

OCCUPANCY GROUP: B

MATERIAL/CONDITION

YEAR BUILT:

1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %

a) Cracks in base material

b) Base mtl loose, miss., broken

c) Evidence of leaks

2. INSIDE CEILINGS (OI, PL, SM, C, H, AC) %

a) Cracks in base material

b) Base mtl loose, miss., broken

c) Evidence of leaks

3. FLOORS (WD, Conc) %

a) Flooring worn, loose, or missing

b) Floor surface or pitched

4. WINDOWS (WD, STL, AL) %

a) Inoperable or deteriorated

b) Wind. & Sk ill: opaque and/or nbt.

5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)

a) Fixtures, Modern Y N P

b) Fix., Vented, Currently Y N P

c) Supply lines

6. TOILET ROOMS (1, 2, 3, 4, M, X, S)

a) Walls

b) Ceiling

c) Floor

d) Partition.

e) Ventilated, currently Y N P

7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)

a) Wiring, exposed Y N P

b) Fixtures, modern Y N P

		MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or del.	B	2
b) Other	—	—
c) Trim, loose, missing or del.	—	—
d) Walls out of plumb	—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Set a level, broken, or del.	—	—
b) Found, del, sinking, out of line	—	—
10. MASONRY OR CANOPY (1, 2, 3, 4, M, X, S)		
a) Is to (STAL, CT, O)	—	—
b) Additional Express (1, 2, 3, 4, M, X, S)	No. 1	1
c) Extra LATE STAIRS (1, 2, 3, 4, M, X, S)	—	—
d) Railings, loose, missing, broken	—	—
e) Front INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Y N P	—
f) Obstructed	—	—
g) Walls cracked, broken, or del.	PL	2
h) Ceilings, cracked, broken, or del.	PL	2
i) Floors worn, broken, sagging	WD	2
j) Railings loose, broken, missing	WD	2
k) Lighting fixtures present, Operable	Y N	—
l) Panic Bars	—	—
11. PLANT CORRIDORS (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N P	—
b) Walls, Cracked, broken, or del.	PL	1
c) Ceilings cracked, broken, or del.	PL	1
d) Floors worn, broken, sagging	WD	2
e) Stairs worn, broken, sagging	WD	2
f) Railings loose, broken, missing	WD	2
g) Lighting fixtures present, operable	Y N	—
h) Panic Bars	Y N	—
12. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	—	—
b) Cols, pie-s, loose, missing, del.	STO	1
c) Ceiling, loose, missing, del.	BO	3
d) Framing, split, deteriorated	—	—
e) Impervious floor, broken, del, missing	WD	4
f) Doors, bulkheads, deteriorated	WD	3
g) Wind, & skylts, deteriorated	—	—
h) Wind, & skylts, opaque and/or del.	—	—
i) Stairs deteriorated	WD	4
j) Stairs obstructed	Y N P	—
k) Lighting fix. present, operable	Y N S	—
l) Cellar properly ventilated	Y N S	—
m) Fire of dampness, water	Y N S	—
n) Plumbing, leaks & corrosion	Y N S	—
o) Sump pump & pit	Y N S	—
p) Enclosed boiler room	Y N S	—
q) Boiler room ventilated	Y N S	—
r) Boiler room door metal clad	Y N S	—
s) Boiler room door self closing	Y N S	—
No. —	—	—

		MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
a) Method	Oil gas, Coal, Purch. Steam	btu/hr
b) Type — Hot Air	Hot Water	btu/hr
c) Lipe Coils, Radiators	Steam	btu/hr
d) Unit Heaters, Finned Tube, Ducts	Unit Heaters, Finned Tube, Ducts	btu/hr
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
a) Method	Oil gas, Coal, Purch. Steam	btu/hr
b) Type — Sidearm/Internal, Separate	Capacity gph	of F
c) Capacity	Capacity gph	of F
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC	DC	Y N P
b) Voltage 200-480	modem	—
c) Switchgear, modern	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
a) Type	Service: Cooling Htg & Cooling	Tons
b) System: Pkg Unit Central Fan, Fan Coil Unit	—	—
c) Cooling: Direct Exp, Chilled Water, Purch. Brine	—	—
d) Condensing: City Water, Cooling Tower, Evap. Cond.	—	—
e) Ductwork: Yes No	Floor Area	% Bldg.
f) % of building A/C (No. of floors)	3	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX Brine, Purch. Brine	—	—
b) Area	s.f.	Temp. 40 of F
c) Condenser: City Water, Evaporation, Cooling Tower	—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N	—
b) Walls cracked, broken, or del.	—	—
c) Ceilings cracked, broken, or del.	—	—
d) Floors worn, broken, sagging	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable	Y N	—
h) Panic Bars	Y N	—

		MATL/COND
23. DELIVERY FACILITIES		
a) Off Street Loading No.	Y N	—
b) On Street Loading No.	Y N	—
c) R. R. Sidings No.	Y N	—
24. LANDING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooding loose, missing, or del	—	—
b) Sfr. mnlrs del., out of plumb, or hinc	—	—
c) Found, piers, del., or out of line	—	—
d) Stairs to Grade	—	—
e) Railings loose, broken, missing, or del	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cable	Hyd.	—
b) Freight No.	Capacity	—
c) Passenger No.	Capacity	—
d) Sidewalk No.	Capacity	—
e) Drive AC DC	In Penthouse	BST
f) Manually operated No.	—	—
g) Semi-automatic	—	—
h) Automatic	—	—
i) Elevator(s) enclosed No.	—	—
j) Empty elevator shaft No.	—	—
k) Power Source, Purch.	Generated	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry	Wet	—
b) Fire Detectors, Mech.	Elec.	—
c) Portable Extinguishers	—	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. 2	to grade, No. 2	lateral, No.
27. EMERGENCY LIGHTS		
a) Obstructed	Y N	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or del.	—	—
d) Wind & skylts deteriorated	—	—
e) Wind & skylts opaque and/or obst.	—	—
28. ROOF (1, 2, 3, 4, M, X, S)		
a) Roof mat. loose, missing, or del.	—	—
b) Roof sags or out of line	—	—
c) Chimney(s) del. or out of plumb	—	—
d) Gutters, downspits, loose, missing, det	—	—
e) Corrodes, fascia, loose, missing, det	—	—
29. PARKING (1, 2, 3, 4, M, X, S)		
a) Open	No.	Y N
b) Roof	—	—
c) Garaged	No.	Y N
d) Garage Condition (1, 2, 3, 4, M, X, S)	—	—

35/18

30. COMMENT

[illegible]

The building is structurally sound & is used for piano storage & repair
14m) Some evidence of water seepage through the basement walls. Basement floor is damp & drains to a sump which gets pumped out as required
28c) This brick chimney has serious diagonal cracking above roof level & requires work
28e) Some repair work is needed on flashings & cappings.

Building Surveyed by: W. W. W. W. Date: Mar 12 1973.

Countersigned by _____ Date _____

Boston Redevelopment Authority	<i>Warren Vincent</i>	Date <i>4/17/73</i>
Project Engineer		Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza
BRA B.L.K. & PAR. NO. 3 9 3
BUILDING NO. 11/23
ADDRESS 8 Carver Street
OWNER AGENT J. F. Murphy, Jr.
ALSO KNOWN AS _____

The building appears to be structurally sound.

Basement walls show evidence of some leaks.

The brick chimney has a diagonal crack above the roof level.

Flashing and parapet caps show some deterioration.

STANDARD

Building Classified by Charles T. Main 4/17/73
Chas. T. Main, Inc. Date
Countersigned by William J. Vincent 4/17/73
Authorized Officer, Chas. T. Main, Inc. Date
Boston Redevelopment Authority William J. Vincent 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 393

BUILDING NO 11/23

NUMBER OF FLOORS 5 + Bas

ADDRESS 8 Curver Street

OWNER/AGENT J. F. Murphy Jr

ALSO KNOWN AS _____

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	9	6	1.5
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	10	6	1.66
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			1
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Limit}} = \frac{177}{111} = 1.6$$

Minor Defects = 0
Major Defects = 0

16a Control wiring is exposed at control box.
15i Basement stairway is steep, tortuous, deteriorated wood.
15d Basement floor and woodwork is cracked and uneven, in poor condition.

Building Surveyed by	Robert O. Smith	3/23/73	Date
Countersigned by	David C. Smith	4/13/73	Date
Boston Redevelopment Authority	Warren J. Vincent	4/13/73	Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 37/19

ADDRESS 2-4-6 Townsend Place

OWNER/AGENT L. F. Murphy, Jr.

ALSO KNOWN AS _____

A severe diagonal crack exists in the penthouse wall, but the rest of the building appears to be in sound condition.

A brick chimney on the party wall at the south-west has loose brickwork at the top. Some bricks have fallen from it onto the warehouse roof.

STANDARD

Building Classified by

Dennis J. Conroy
Chas. T. Main, Inc.

4/10/73

Date

Countersigned by

Daniel E. Sturges
Authorized Officer, Chas. T. Main, Inc.

4/11/73

Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

1/12/73

Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 323

BUILDING NO. 37/19

NUMBER OF FLOORS

ADDRESS 2-4-6 Townsend Place

OWNER/AGENT J. E. Murphy Jr.

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	9	5	1.8
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	8	5	1.6
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1.0
b) Roof sags or out of line			1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Limit}} = \frac{89}{58} = 1.53$ Minor Defects = 0
Major Defects = 0

		MATL/COND	
6. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints -- Loose, missing or det.			
b) Other			
c) Trim, loose, missing or det.			
d) Walks out of plumb			
7. FIVE-DAY DRAIN EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Sump & base, broken, or det.			
b) Footing, det., sinking, out of line			
c) Drainage, det. (canopy) (1, 2, 3, 4, M, X, S)			
8. FIVE-DAY DRAIN			
a) by to (1, 2, 3, 4, M, X, S)			
b) Additional drains (1, 2, 3, 4, M, X, S)			
c) 1, 2, 3, 4, M, X, S			
d) Stairs worn, broken, sagging			
e) Railings, loose, missing, broken			
9. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Janitor Bars			
10. 1st floor (CORRIDORS) (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Janitor Bars			
11. 1st floor (CORRIDORS) (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Janitor Bars			
12. BATHS (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Cols, piers, loose, missing, det.			
c) Ceiling loose, missing, det.			
d) Framing split, deteriorated			
e) Impervious floor, broken, det., missing			
f) Doors, bulkheads, deteriorated			
g) Wind & skylits deteriorated			
h) Wind & skylits opaque and/or obst.			
i) Stairs deteriorated			
j) Stairs obstructed			
k) Lighting fixtures present, operable			
l) Ceiling properly ventilated			
m) Free of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Boiler room ventilated			
r) Floor to ceiling metal roof			
s) Other room, door self closing			
No.			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Oil, Gas, Coal, Purch. <u>Steam</u>			
c) Type -- Hot Air			
d) Hot Water			
e) Type -- Hot Air			
f) Type -- Hot Air			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Oil, Gas, Coal, Purch. Steam			
c) Type -- Sidarm, Internal, Separate			
d) Capacity			
e) Efficiency			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Voltage			
c) Switchgear, modern			
d) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type			
b) Service			
c) Cooling, Htg & Cooling			
d) System			
e) Pkg Unit, Central Fan, Fin Coil Unit			
f) Cooling			
g) Direct Exp. Chilled Water, Purch. Brine			
h) Condensing			
i) City Water, Cooling Tower, Evap. Cond.			
j) Ductwork: Yes No			
k) Floor Area			
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser			
d) City Water, Evaporation, Cooling Tower			
e) Status, worn, broken, or sagging			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Janitor Bars			
No.			

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading No.			
b) On Street Loading No.			
c) R. R. Siding No.			
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating loose, missing, or det.			
b) Str. members det., out of plumb, or line			
c) Found, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
25. ELEVATOR (1, 2, 3, 4, M, X, S)			
a) Cable			
b) Freight No.			
c) Passenger No.			
d) Sidewalk No.			
e) Drive AC DC			
f) Manually operated No.			
g) Semi-automatic No.			
h) Automatic No.			
i) Elevation (e) enclosed No.			
j) Empty elevator shaft No.			
k) Power Source, Purch.			
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers dry			
b) Fire Detector, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escape, No. 1			
g) Emergency Lights			
27. PENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylits deteriorated			
e) Wind & skylits opaque and/or obst.			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof mat. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney (s) det. or out of plumb			
d) Gutters, downspouts, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
29. TAKING (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			
No.			

Ref.
Item

37/19

Note

This building is used as a piano storage warehouse.

16a. Steam for heating is purchased from 8-Carver St.

27c. Severe diagonal cracking has occurred in the brick walls of the penthouse, also some displacement

28c. Abutting brick chimney at South West corner has loose brickwork for the top 2 ft. Some

bricks have already dropped on to the warehouse roof

6. Toilet rooms have been abandoned.

The structure as such is in good condition.

Building Surveyed by

William J. Vincent

Mar 12 1973

Date

Countersigned by

Daniel C. Ford

4/11/73

Date

Boston Redevelopment Authority

William J. Vincent

4/12/73

Date

Project Engineer

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 3 9 3

BUILDING NO. 38/20

ADDRESS 8 Townsend Place

OWNER/AGENT John Meldon

ALSO KNOWN AS _____

The building shell appears sound. The interior stairs are worn and they sag.

The hung ceiling on the third floor pitches and sags unevenly.

The mortar is loose and missing on the two brick chimneys.
One chimney is out of plumb above the roof line.

STANDARD

Building Classified by *Daniel Conway* 4/17/73
Chas. T. Main, Inc. Date

Countersigned by *Dan C. Conway* 4/17/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority *Warren J. Vincent* 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393

BUILDING NO 38/20

NUMBER OF FLOORS 3 + Bas

ADDRESS 8 Townsend Place

OWNER/AGENT John McKinnon

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	4	4	1.0
b) Base matl. loose, miss., broken	4	4	1.0
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	7	4	1.75
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			1
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

$$\text{minor Deterioration} = \frac{\text{score}}{\text{count}} = \frac{87}{75} = 1.16$$

Minor Defects = 0

Major Defects = 0

MATH/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & joints — Loose, missing or det.	B
b) Other	—
c) Trim, loose, missing or det.	—
d) Walls out of plumb ; Line ; Loca.	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Saturated loose, broken, or det.	—
b) Found, det, sinking, out of line	—
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)	
a) Saturated loose, broken, or det.	—
b) Found, det, sinking, out of line	—
11. FOUNDATIONS CONCRETE	
a) Isolated (ST, AL, CT, O)	WD
b) Additional Egress (1, 2, 3, 4, M, X, S)	—
c) Stairs worn, broken, sagging	—
d) Railings, loose, missing, broken	—
12. FOUNDATIONS CONCRETE & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N P
b) Walls cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, sagging, or det.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	Y N
g) Lighting fixtures present, operable	Y N
h) Panic flars	Y N
13. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N P
b) Walls, cracked, broken, or det.	PL
c) Ceilings cracked, broken, or det.	PL
d) Floors worn, sagging, or det.	WD
e) Stairs worn, broken, sagging	WD
f) Railings loose, broken, missing	WD
g) Lighting fixtures present, operable	Y N
h) Panic Bars	Y N
14. BASEMENT (1, 2, 3, 4, M, X, S)	
a) Foundation walls deteriorated	—
b) Cold, pier i; loose, missing, det.	PL
c) Ceiling, loose, missing, det.	PL
d) Framing, split, deteriorated	WD
e) Impervious floor, broken, det.	WD
f) Doors, bulkheads, deteriorated	WD
g) Wind & skylits, deteriorated	WD
h) Wind & skylits, opaque and/or obst.	WD
i) Stairs deteriorated	WD
j) Stairs obstructed	WD
k) Lighting fix. piecemeal, operable	Y N P
l) Cellar properly ventilated	Y N S
m) Free of dampness, water	Y N S
n) Plumbing, leaks & corrosion	Y N S
o) Sump pump & pit	Y N S
p) Enclosed boiler room	Y N S
q) Boiler room door metal clad	Y N S
r) Boiler room door self closing	Y N S
s) Boiler room door self closing	Y N S
No.	2

MATH/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	
b) Type — Hot Air	bu/hr
c) Type — Hot Water	bu/hr
d) Unit Heaters, Finned Tube, Ducts	bu/hr
e) Incinerator, Masonry	bu/hr
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
a) Method	
b) Type — Steam	bu/hr
c) Type — Hot Air	bu/hr
d) Type — Hot Water	bu/hr
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC	—
b) DC	—
c) Switchgear, modern	Y N P
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	
a) Service	
b) Cooling, Mtg & Cooling	Y N P
c) System	
d) Cooling: Direct Exp. Chilled Water, Purch. Brine	—
e) Condensing: City Water, Cooling Tower, Evap. Cond.	—
f) Ductwork: Yes No	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Purch. Brine	—
b) Area	—
c) Condenser — City Water, Evaporation, Cooling Tower	—
d) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	
a) Stairs, worn, broken, or sagging	—
b) Railings, loose, missing, broken	—
21. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N
b) Walls cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, sagging, or det.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	—
g) Lighting fixtures present, operable	Y N
h) Panic bars	Y N

MATH/COND	
23. DELIVERY FACILITIES	
a) Off Street Loading No.	Y N
b) On Street Loading No.	Y N
c) R. R. Sidling No.	Y N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Floating loose, missing, on det.	—
b) Sit. minus det., out of plumb, or line	—
c) Found, piers, det., or out of line	—
d) Stairs to grade	—
e) Loading loose, broken, missing, or det.	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	
a) Cable	—
b) Freight No.	—
c) Passenger No.	—
d) Sidewalk No.	—
e) Drive AC DC; in Penthouse	—
f) Manually operated	—
g) Semi-automatic	—
h) Automatic	—
i) Elevator(s) enclosed No.	—
j) Empty elevator shaft No.	—
k) Power Source, Purch.	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Sprinklers dry wet	—
b) Fire Detectors, Mech.	—
c) Portable Extinguishers	—
d) Standpipes	—
e) Fire Towers	—
f) Fire Escapes, No.	—
27. EMERGENCY LIGHTS	
a) Obstructed	Y N
b) Stairs worn, broken, sagging	—
c) Walls cracked, broken, or det.	—
d) Wind & skylits deteriorated	—
e) Wind & skylits opaque and/or obst.	—
28. ROOF: (1, 2, 3, 4, M, X, S)	
a) Roof small, loose, missing, or det.	—
b) Roof safe or out of line	—
c) Chimney(s) det. or out of plumb	—
d) Gutters, downspits, loose, missing, det.	—
e) Cornices, fascia, loose, missing, det.	—
29. PARKING (1, 2, 3, 4, M, X, S)	
a) Open	—
b) Roof	—
c) Garaged	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 40/22

ADDRESS Townsend Place

OWNER/AGENT

ALSO KNOWN AS Lane's Furniture Warehouse

Only a cursory inspection was permitted by the owner. This building appears to be in about the same condition as at the 1970 inspection.

STANDARD

Building Classified by *Dennis J. Couray* 4/11/73
Chas. T. Main, Inc. Date

Countersigned by *Daniel C. Stewart* 4/13/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority *Warren J. Vincent* 4/13/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 40/22

NUMBER OF FLOORS

ADDRESS Townsend Place

OWNER/AGENT Mr. Lane

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) — %	—	—	—
a) Cracks in base material	8	4	2.0
b) Base matl. loose, miss., broken	2	4	2.0
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc) — %	—	—	—
b) Floor sagging or pitched	4	4	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3
b) Cols, piers, loose, missing, det.			3
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{61}{41} = 1.49 \quad \text{Minor Defects} = 0$$

$$\text{Major Defects} = 0$$

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & TOWER NO. 583

WARD NO. DATE 5 3-15-73 A.M.

P.M.

BUILDING NO. 40122

ADDRESS Townsend Place

OWNER/AGE: T. Mc. Lane

ALSO KNOWN AS:

MATERIAL CODE:	MATERIAL CODE: (Cont.)
ASB — Aluminum	SM — Sheet Metal
AL — Alloy	STL — Steel
B — Brick	STU — Stone
BR — Brick, Roman	T — Tile
C — Concrete	WD — Wood
CB — Concrete Block	T & G — Tar & Gravel
CI — Cast Iron	
CONC — Concrete	
CU — Copper	
GR — Granite	
HAC — Hanging Acoustical	
L — Lead	
M — Marble	
OL — Open Joist	
PL — Plaster	
SL — Slat	

CONDITION CODE:

1 — No deficiencies or deterioration
2 — Def. - det. less than 25%
3 — Def. - det. 26% to 50%
4 — Def. - det. Over 50%
M — Make shift — Inadequate
X — None or not applicable
S — Not seen, inaccessible

Building Type: I

OCCUPANCY GROUP: G

YEAR BUILT: 1945

MATERIAL / CONDITION

Floor Location		S-RST		BST		1		MEZ		2		3		4		5		6		7		8		9		10		11		12		13		14		15		
M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% CONC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		CONC	ST	CONC	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	ST	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
2. INSIDE CEILINGS (01, PL, SM, C, HAC) 100% CONC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		CONC	ST	CONC	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	ST	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3. FLOORS (WD, CONC) 100% CONC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		CONC	ST	CONC	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	ST	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4. WINDOWS (WD, STL, AL) 100% STC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	STC	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	STC	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
5. UTILITIES (E, L, M, H, G) (1, 2, 3, 4, M, X, S)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	X	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	X	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	X	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		-	X	-	X	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	ST	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	ST	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

CHECK HERE:
No floor number 13
Subbasement
Crawl Space

OCCUPANCY GROUP:
Group A — Theatres
Group B — Hotels
Group C — Schools
Group D — Hospitals & Detention Buildings
Group E — Commercial Bldgs. of Hazardous Occupancy
Group F — Office & Commercial Buildings
Group G — Commerce Bldgs. of Non-hazardous Occupancy
Group H — Unlimited Habitation & Large Dwellings
Group I — Limited Habitation & Small Dwellings
Other

Building Type: I

Type Structure: A S D
Structure Converted: Yes No From

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & joints — Loose, missing or det.	Good 2
b) Other	—
c) Trim, loose, missing or det.	—
d) Walls out of plumb i Line i Loca.	—
9. FOUNDATIONS, EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Surface loose, broken, or det.	—
b) Foundation, sinking, out of line	—
10. STRUCTURE OF CANOPY (1, 2, 3, 4, M, X, S)	
a) Structural members	—
b) Lateral bracing (1, 2, 3, 4, M, X, S)	—
c) Additional bracing (1, 2, 3, 4, M, X, S)	No. 1
d) Stairs worn, broken, sagging	—
e) Railings, loose, missing, broken	—
f) FRONT ENTRANCE LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Y N P
a) Obstructed	—
b) Walls cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, sagging, or det.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	Y N
g) Lighting fixtures present, operable	Y N
h) Janic Bars	Y N
11. REAR EXT. CORRIDORS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N P
b) Walls, Cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, sagging, or det.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	Y N
g) Lighting fixtures present, operable	Y N
h) Janic Bars	Y N
12. BASEMENT (1, 2, 3, 4, M, X, S)	
a) Foundation walls deteriorated	—
b) Cold, pier, loose, missing, det.	—
c) Ceiling loose, missing, det.	—
d) Framing split, deteriorated	—
e) Impervious floor, broken, det., missing	—
f) Doors, bulkheads, deteriorated	—
g) Wind & skylits, deteriorated	—
h) Wind & skylits, opaque and/or obet.	—
i) Stairs deteriorated	—
j) Stairs obstructed	Y N P
k) Lighting fix. present, operable	Y N S
l) Ceiling properly ventilated	Y N S
m) Free of dampness, water	Y N S
n) Plumbing, leaks & corrosion	Y N S
o) Sump pump & pit	Y N S
p) Enclosed boiler room	Y N S
q) Boiler room ventilated	Y N S
r) Boiler room door metal clad	Y N S
s) Boiler room door self closing	Y N S
No.	—

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	Oil, gas, Coal, Purch. Steam
b) Type — Hot Air	blu/hr
c) Unit Heaters, Radiators	blu/hr
d) Unit Heaters, Radiators	blu/hr
e) Unit Heaters, Radiators	blu/hr
f) Unit Heaters, Radiators	blu/hr
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
a) Method	Oil, gas, Coal, Purch. Steam
b) Type — Sidarm, Internal, Separate	Capacity of
c) Capacity	gph
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC	DC
b) Voltage 120-200/480	Y N P
c) Switchgear, modern	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	
a) Service:	Cooling, Htg & Cooling
b) System:	Pkg Unit, Central Fan, Fan Coil Unit
c) Cooling:	Direct Exp. Chilled Water, Purch. Brine
d) Condensing:	City Water, Cooling Tower, Evap. Cond.
e) Ductwork: Yes No	% Bldg. Floor Area
20. UTILITIES, PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Purch. Brine	—
b) Area	sq. ft. Temp. of F
c) Condenser	City Water, Evaporation, Cooling Tower
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	
a) Stairs, worn, broken, or sagging	—
b) Railings, loose, missing, broken	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N
b) Walls cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, sagging, or det.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	—
g) Lighting fixtures present, operable	Y N
h) Janic bars	Y N
No.	—

	MATL/COND
23. DELIVERY FACILITIES	
a) Off Street Loading No.	Y N
b) On Street Loading No.	Y N
c) R. R. Siding No.	Y N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Flooring loose, missing, or det.	—
b) Sid. mounds det., out of plumb, or line	—
c) Found. piers, det., or out of line	—
d) Stairs to grade	—
e) Railing loose, broken, missing, or det.	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)	
a) Cable	Hyd.
b) Freight No.	Capacity 1000 lbs
c) Passenger No.	Capacity
d) Sidewalk No.	Capacity
e) Drive AC DC	in Penhouse BST
f) Manually operated	Yes
g) Semi-automatic	No.
h) Automatic	No.
i) Elevator(s) enclosed	No.
j) Empty elevator shaft No.	Generated
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Power Source, Purch.	—
b) Fire Detectors, Mech.	dry
c) Portable Extinguishers	wet
d) Standpipes	Y N
e) Fire Towers	—
f) Fire Escapes, No.	to grade, No. lateral, No.
27. TENTHOUSE (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N
b) Stairs worn, broken, sagging	—
c) Walls cracked, broken, or det.	—
d) Wind & skylits deteriorated	—
e) Wind & skylits opaque and/or obet.	—
28. ROOF (1, 2, 3, 4, M, X, S)	
a) Roof mtl, loose, missing, or det.	—
b) Roof sags or out of line	—
c) Chimney(e) det. or out of plumb	—
d) Gutters, downspouts, loose, missing, det.	—
e) Cornices, fascia, loose, missing, det.	—
29. PLUMBING (1, 2, 3, 4, M, X, S)	
a) Open	No. Y N
b) Roof	No. Y N
c) Garaged	No. Y N
d) Garage Condition (1, 2, 3, 4, M, X, S)	—
No.	—

Ref.
Item

FURNITURE warehouse for lanes furniture store pending to Deyston St.

As this building was surveyed in 1970 (September) & in view of the owner's concern over the future, only a quick tour was made with the owner and/or representative. A normal (detailed) survey was not possible but what could be seen confirmed the comments on the 1970 report.

Building Surveyed by *William J. Vucant* *William J. Vucant* Mar 14, 1973.
Date

Countersigned by *Doris C. Howard* 8/23/73
Date

Hoston Redevelopment Authority *William J. Vucant* 9/13/73
Project Engineer Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

BUILDING NO. 10/24

ADDRESS 162 BOYLSTON STREET

OWNER/AGENT JEROME F. MURPHY

ALSO KNOWN AS STEINERT HALL

The basement contains an auditorium. The front
access to it is a stairway under the sidewalk
which is deteriorated due to leakage from above.

DEFICIENT

Building Classified by

James J. Conroy
Chas. T. Main, Inc.

4/13/73

Date

Countersigned by

D. C. Vincent
Authorized Officer, Chas. T. Main, Inc.

4/13/73

Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73

Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Rick Plaza

BRA BLK. & F.A.R. NO. 393

BUILDING NO 10/24

NUMBER OF FLOORS 6 + BS

ADDRESS 162 Boylston Street

OWNER/AGENT Paul J. Murphy Jr.

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material			—
b) Base matl. loose, miss., broken			—
c) Evidence of leaks	11	6	1.83
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	6	6	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			3
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			5
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{170}{107} = 1.59$$

$$\text{Minor Defects} = 0$$

$$\text{Major Defects} = 1$$

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — Loose, missing or det.		B	2
b) Other		Cd	2
c) Trim, loose, missing or det.			
d) Walls out of plumb	Line		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Surtace loose, broken, or det.			
b) Found, set, sinking, out of line			
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation loose			
b) Foundation cracks (1, 2, 3, 4, M, X, S)			
c) Foundation EXIST. STAIRS (1, 2, 3, 4, M, X, S)	No. 1		
d) Stairs worn, broken, sagging			
e) Railings, loose, missing, broken			
f) FROM INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings, cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings, loose, broken, missing			
g) Lighting fixtures present, Operable			
h) Panic Bars			
11. PLUMBING CORRIDORS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings, loose, broken, missing			
g) Lighting fixtures present, Operable			
h) Panic Bars			
12. BATH, MINT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Curb, pier, loose, missing, det.			
c) Ceiling loose, missing, det.			
d) Framing split, deteriorated			
e) Imperious floor, broken, det., missing			
f) Doors, bulkheads, deteriorated			
g) Wind & skylits, deteriorated			
h) Wind, & skylits, opaque and/or obst.			
i) Stairs deteriorated			
j) Stairs obstructed			
k) Lighting fix. present, operable			
l) Cellar properly ventilated			
m) Free of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Boiler from ventilated			
r) Boiler room door metal clad			
s) Boiler room door self closing			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, gas, Coal, Purch. Steam			
b) Type — Hot Air			
c) Type — Hot Water			
d) Unit Heaters, Tunnel Tube, Ducts			
e) Unit Heaters, Masonry			
f) Unit Heaters, Hot Water (1, 2, 3, 4, M, X, S)			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, gas, Coal, Purch. Steam			
b) Type — Sidearm (Internal) Separate			
c) Capacity			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Voltage 120-200/480			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
Type			
a) Service:			
b) Cooling, Htg & Cooling			
c) System:			
d) Cooling:			
e) Direct Exp. Chilled Water, Purch. Brine			
f) Condensing:			
g) City Water, Cooling Tower, Evap. Cond.			
h) Ductwork: Yes No			
i) % of building A/C (No. of floors)			
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser —			
d) City Water, Evaporation, Cooling Tower			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, broken, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading	No.		
b) On Street Loading	No.		
c) R. R. Siding	No.		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floor loose, missing, or det.			
b) Sit. mounds det., out of plumb, or line			
c) Found, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
25. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cab			
b) Freight	No. 1		
c) Passenger	No. 1		
d) Sidewalk	No. 1		
e) Drive	AC		
f) Manually operated	No.		
g) Semi-automatic	No.		
h) Automatic	No.		
i) Elevator(s) enclosed	No.		
j) Empty elevator shaft	No.		
k) Power Source, Purch.	No.		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers	dry		
b) Fire Detectors, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No. 1			
27. TENHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylits deteriorated			
e) Wind & skylits opaque and/or obst.			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof matl. loose, missing, or det.			
b) Roof sag or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspouts, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
29. PARKING (1, 2, 3, 4, M, X, S)			
a) Open	No.		
b) Roof	No.		
c) Garaged	No.		
d) Garage Condition (1, 2, 3, 4, M, X, S)			

30. COMMENT

Ref.
Item

NOTE

The basement in this building is called Sturges Hall and is an underground exit building. The front access stair has deteriorated under the sidewalk of Register St. due to leakage through the brickwork. The whole area has become disused and no repairs have been undertaken. The basic structure appears sound. There is a (disused) sump & pit by the side of the stairs. The rear interior stair is brickwork with self-closing metal clad doors and an effect is a fire escape tower.

22

Building Surveyed by *W. J. Vincent* *McMann* Mar 14 1973.
 Date
 Countersigned by *D. C. P. T. S. S. S.* 4/13/73
 Date
 Boston Redevelopment Authority *W. J. Vincent* 4/13/73
 Project Engineer Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-28

BUILDING NO. 12/25

ADDRESS 160 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Bartevian, Inc.

All floors in this building are sagging and pitched.

Fire escape exits are locked with no panic hardware.

DEFICIENT

Building Classified by

Francis Harvey
Chas. T. Main, Inc.

4/11/73
Date

Countersigned by

Daniel S. Eustice
Authorized Officer, Chas. T. Main, Inc.

4/12/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393-28

BUILDING NO 12/25

NUMBER OF FLOORS 4 + Bst + 5

ADDRESS 160 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Bodevian Inc.

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	-	-	-
a) Cracks in base material	12	6	2.0
b) Base matl. loose, miss., broken	12	6	2.0
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc)%	-	-	-
b) Floor sagging or pitched	18	6	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			5
b) Found, det., sinking, out of line			5
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			2
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{165}{84} = 1.97$ Minor Defects = 0
Major Defects = 1

23. DELIVERY FACILITIES		MATL COND	
a) Off Street Loading	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	—	—
b) On Street Loading	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	—	—
c) R. R. Siding	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	—	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Paving line, e, missing, or det.		—	—
b) Sills, muds det., out of plumb, or line		—	—
c) Fount, piers, det., or out of line		—	—
d) Status to grade		—	—
e) Rolling loose, broken, missing, or det		—	—
25. RAILCAR (1, 2, 3, 4, M, X, S)			
a) Cab	Hyd. <input checked="" type="checkbox"/>	—	—
b) Freight	No. <input type="checkbox"/> Capacity <input checked="" type="checkbox"/> 2 Sec #	—	—
c) P's engine	No. <input type="checkbox"/> Capacity <input checked="" type="checkbox"/>	—	—
d) Sidewalk	No. <input checked="" type="checkbox"/> BST	—	—
e) Drive	At <input checked="" type="checkbox"/> In Penthouse <input checked="" type="checkbox"/>	—	—
f) Manually operated	No. <input type="checkbox"/>	—	—
g) Semi-automatic	No. <input checked="" type="checkbox"/>	—	—
h) Automatic	No. <input type="checkbox"/>	—	—
i) Elevator(s) enclosed	No. <input type="checkbox"/>	—	—
j) Empty elevator shaft	No. <input type="checkbox"/>	—	—
k) Power Source, Purch.	<input checked="" type="checkbox"/> Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers	dry <input type="checkbox"/> wet <input type="checkbox"/>	—	—
b) Fire Detectors, Mech.	Elec. <input type="checkbox"/>	—	—
*c) Portable Extinguishers		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	—
d) Standpipes		—	—
e) Fire Towers		—	—
*f) Fire Escapes, No. <input type="checkbox"/>	to Grade, No. <input type="checkbox"/>	lateral, No. <input type="checkbox"/>	—
g) Emergency Lights		—	—
27. TENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed		Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	—
b) Stairs worn, broken, sagging (Steel ladder)		—	—
c) Walls cracked, broken, or det.		STL <input checked="" type="checkbox"/>	—
d) Wind. & styles deteriorated		STL <input checked="" type="checkbox"/>	—
e) Wind. & skylits opaque and/or obst.		—	—
28. ROOF: (1, 2, 3, 4, M, X, S)			
a) Roof matl. loose, missing, or det.		T/P <input checked="" type="checkbox"/>	—
b) Roof sags or out of line		—	—
c) Chimney(s) det. or out of plumb		—	—
d) Gutters, downsp., loose, missing, det.		STL <input checked="" type="checkbox"/>	—
e) Corners, fascia, loose, missing, det.		—	—
29. LAIRING (1, 2, 3, 4, M, X, S)			
a) Open	No. <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	—
b) Roof	No. <input type="checkbox"/>	—	—
c) Garaged	No. <input type="checkbox"/>	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	—
d) Garage Condition (1, 2, 3, 4, M, X, S)		—	—

30. COMMENT

Ref
Item

- 26c Portable extinguishers exist only on first floor.
- 26f Doors leading to fire escapes were difficult to open
- 27 Inside of Penthouse is not inspected. Exterior as noted.
- 3b Building was used for piano sales & storage which may have caused much of the sagging whereas most of the building now has relatively light floor loads.
- 150 there is not a sump pump or pit

Building Surveyed by Philip W. Davis E. Viny March 23, 1973 Date

Countersigned by Don L. Clifford 4/17/73 Date

Boston Redevelopment Authority William J. Vincent 4/13/73 Date
Project Engineer

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393-29

BUILDING NO. 13/26

ADDRESS 154 Boylston St.

OWNER/AGENT

ALSO KNOWN AS Carl Fisher Music Co.

The Roof and all floors sag and pitch. This condition was observed and felt while walking over these floors. This deficiency was general in the building.

There was evidence of water damage caused by leaks or overflowing lavatories. Some electrical outlets are not grounded. Windows are generally inoperable and have rotten wooden sashes. Skylights are broken and discolored.

SUBSTANDARD

Building Classified by Francis Honroy 4/10/73
Chas. T. Main, Inc. Date

Countersigned by David S. Howard 4/11/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/12/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 399-24

BUILDING NO. 13/26

NUMBER OF FLOORS 6 1/2 + Bas

ADDRESS 154 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Carl Fischer Music Co.

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	16	8	2.0
b) Base matl. loose, miss., broken	16	8	2.0
c) Evidence of leaks	16	8	2.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	24	8	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			5
b) Found, det., sinking, out of line			3
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			3

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{266}{130} = 2.04$ Minor Defects = 1
Major Defects = 2

		MATL/COND	
6. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		STO	2
a) Masonry & Joints — Loose, missing or det.		STO	2
b) Other		—	—
c) Trim, loose, missing or det.		—	—
d) Walls out of plumb	Time	—	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	Loca.	—	—
a) Saturated, loose, or det.		—	—
b) Found. det., sinking, out of line		—	—
10. FOUND. DET. OR CANOPY (1, 2, 3, 4, M, X, S)		—	—
11. FOUND. DET. OR CANOPY		—	—
a) Is to (STAL, CT, O)	No.	ND	2
b) Additional Joints (1, 2, 3, 4, M, X, S)		—	—
c) Joints in X-T: Stairs (1, 2, 3, 4, M, X, S)		—	—
d) Stairs worn, broken, sagging		—	—
e) Railings, loose, missing, broken		—	—
f) FROM 1 ST LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed	Y N P	—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, Operable	Y N	—	—
h) Hand Bars		—	—
14. 1 ST BLDG. CORRIDORS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed	Y N P	—	—
b) Walls, Cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable	Y N	—	—
h) Hand Bars		—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)		—	—
a) Foundation walls deteriorated		—	—
b) Coils, pipes, loose, missing, det.		—	—
c) Ceiling loose, missing, det.		—	—
d) Framing split, deteriorated		—	—
e) Impervious floor, broken, det., missing		—	—
f) Doors, bulkheads, deteriorated		—	—
g) Wind & skylights, deteriorated		—	—
h) Wind, & skylights, opaque and/or obst.		—	—
i) Stairs deteriorated		—	—
j) Stairs obstructed	Y N	—	—
k) Lighting fix. present, operable	Y N	—	—
l) Cellar properly ventilated	Y N	—	—
m) Free of dampness, water	Y N	—	—
n) Plumbing, leaks & corrosion	Y N	—	—
o) Sump pump & pit	Y N	—	—
p) Enclosed boiler room	Y N	—	—
q) Boiler room ventilated	Y N	—	—
r) Boiler room door metal clad	Y N	—	—
s) Boiler room door self closing	Y N	—	—
No.		—	—

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) Type — Hot Air	btu/hr	—	—
c) Type — Hot Air	btu/hr	—	—
d) Unit Heaters, Pinned Tube, Ducts	btu/hr	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) Type — Sidarm, Internal, Separate	Capacity	—	—
c) Capacity	kph	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		—	—
a) AC	DC	—	—
b) Volts — 200-208-240		—	—
c) Switchgear, modern		—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		—	—
a) Type	Service	—	—
b) Cooling, Heat & Cooling	Size	—	—
c) System	Tons	—	—
d) Tkg. Unit Central Fan, Fan Coil Unit		—	—
e) Direct Exp, Chilled Water, Purch. Brine		—	—
f) Condensing		—	—
g) City Water, Cooling Tower, Evap. Cond.		—	—
h) Ductwork: Yes No	% Bldg.	—	—
i) 75% of building A/C (No. of floors)	Floor Area	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		—	—
a) DX, Rine, Purch. Brine		—	—
b) Area	Temp.	—	—
c) Condenser —	of	—	—
d) City Water, Evaporation, Cooling Tower		—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Stairs worn, broken, or sagging		—	—
b) Railings loose, missing, broken		—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable	Y N	—	—
h) Hand bars	Y N	—	—
No.		—	—

		MATL/COND	
23. DELIVERY FACILITIES		—	—
a) Off Street Loading	No.	Y N	—
b) On Street Loading	No.	Y N	—
c) R. R. Siding	No.	Y N	—
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		—	—
a) Flooring loose, missing, or det.		—	—
b) Sfr. mounds det., out of plumb, in line		—	—
c) Found, pits, det., or out of line		—	—
d) Stairs to grade		—	—
e) Railing loose, broken, missing, or det.		—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		—	—
a) Cable	Hyd	—	—
b) Freight	No.	—	—
c) Passenger	No.	—	—
d) Sidewalk	No.	—	—
e) Drive	AC	—	—
f) Manually operated	No.	—	—
g) Semi-automatic	No.	—	—
h) Automatic	No.	—	—
i) Elevator(s) enclosed	No.	—	—
j) Empty elevator shaft	No.	—	—
k) Power Source, Purch.	Generated	—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		—	—
a) Sprinklers	dry	—	—
b) Fire Detectors, Mech.	Wet	—	—
c) Portable Extinguishers	Wet	—	—
d) Standpipes	Wet	—	—
e) Fire Towers	Wet	—	—
f) Fire Escapes, No.	to grade, No.	—	—
g) Emergency Lights	lateral, No.	—	—
27. PENITHOUSE (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Stairs worn, broken, sagging		—	—
c) Walls cracked, broken, or det.		—	—
d) Wind, & skylights deteriorated		—	—
e) Wind, & skylights opaque and/or obst.		—	—
28. ROOF: (1, 2, 3, 4, M, X, S)		—	—
a) Roof matl. loose, missing, or det.		—	—
b) Roof sags or out of line		—	—
c) Chimney (s) det. or out of plumb		—	—
d) Gutters, downspouts, loose, missing, det.		—	—
e) Cornices, fascia, loose, missing, det.		—	—
29. PLUMBING (1, 2, 3, 4, M, X, S)		—	—
a) Open	No.	—	—
b) Roof	No.	—	—
c) Garaged	No.	—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)		—	—
No.		—	—

Ref.
Item1c2d Leak from wash basin above caused damage on 2ND floor

7 Some electrical outlets are grounded.

13a In stairwell, there are metal doors that open (w/ panic bars) only as you go down stairs towards ST.

15J Rear stairs in BST are STL, open on ALLEY and door is locked from inside w/o panic bar.

26f Rear windows have burglar alarm system that might obstruct access to fire escape.

3b All floors pitched, not limited to one area, except, the floors generally pitched to front & rear.

27d,e Window panes broken & discolored

Remarks: At least two upper floors have product storage "thru-out" which may explain some of the floor pitching.

28b Pitching of roof toward exterior front & rear; this pitching was from settlement & some was designed for drainage.

Building Surveyed by Philip M. Davis E. Lerner March 29, 1973

Date

Countersigned by David C. Howard

Date

M. J. Vincent 4/12/73

Date

Boston Redevelopment Authority

Project Engineer

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	14/27
ADDRESS	150-152 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	Lane's Furniture Store

This building has not been examined closely because only limited inspection was permitted by the Owner.

Little change appears to have occurred since the reports of 1964 and 1970 which credit the building as being in good condition.

STANDARD

Building Classified by	<u>Francis Conway</u>	<u>4/10/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>David C. [Signature]</u>	<u>4/11/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/12/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & FAR. NO. 393

BUILDING NO. 14127

NUMBER OF FLOORS 4 + Bas

ADDRESS 150 - 152 Boylston Street

OWNER/AGENT Mr. Lane

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	6	5	1.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			1
d) Framing split, deteriorated			—
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			—
b) Roof sags or out of line			—

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{157}{88} = 1.81$ minor Defects = 0
major Defects = 0

		MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det.	B	2
b) Other	—	—
c) Trim, loose, missing or det.	—	2
d) Walls out of plumb	—	1
e) Foundations EXTERIOR (1, 2, 3, 4, M, X, S)	—	—
f) Sills & lintels, sinking, out of line	—	—
g) Footings, settling, out of line	—	—
h) Gravel, etc. OR CANOPY (1, 2, 3, 4, M, X, S)	—	—
9. EXTERIOR FINISHES		
a) Plaster (ST), etc. (1, 2, 3, 4, M, X, S)	—	2
b) Additional finishes (1, 2, 3, 4, M, X, S)	No. 1	2
c) EXTERIOR LIGHT FIXTURES (1, 2, 3, 4, M, X, S)	—	—
d) Stairs worn, broken, sagging	—	—
e) Railings, loose, missing, broken	—	—
f) FROM INTERIOR, & STAIRS (1, 2, 3, 4, M, X, S)	—	—
g) Obstructed	—	—
h) Walls cracked, broken, or det.	Y N P	—
i) Floors worn, sagging, or det.	—	—
j) Ceilings cracked, broken, or det.	—	—
k) Stairs worn, broken, sagging	—	—
l) Railings to set, broken, missing	—	—
m) Lighting fixtures present, Operable	Y N	—
n) Pane Bars	Y N	—
o) Obstructed	Y N P	—
p) Walls, cracked, broken, or det.	—	—
q) Ceilings cracked, broken, or det.	—	—
r) Floors worn, sagging, or det.	—	—
s) Stairs worn, broken, sagging	—	—
t) Railings loose, broken, missing	—	—
u) Lighting fixtures present, operable	Y N	—
v) Pane Bars	Y N	—
13. BASEMENT (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated	B	2
b) Crawl space, missing, det.	B	1
c) Ceiling for e, missing, det.	P	2
d) Framing (split, deteriorated)	—	—
e) Impermeable floor, broken, det., missing	Core	3
f) Doors, bulkheads, deteriorated	—	—
g) Wind & skylits deteriorated	—	—
h) Wind & skylits opaque and/or obst.	—	—
i) Stairs deteriorated	STL	2
j) Stairs obstructed	—	—
k) Lighting fix. present, operable	Y N P	—
l) Ceiling properly ventilated	Y N S	—
m) Free of dampness, water	Y N S	—
n) Plumbing, leaks & corrosion	Y N S	—
o) Sump pump & pit	Y N S	—
p) Enclosed boiler room	Y N S	—
q) Zoned room ventilated	Y N S	—
r) Locker room door metal clad	Y N S	—
s) Filter room door self closing	Y N S	—
No.	—	X

		MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		
a) Method	Oil, gas, Coal, Purch. Steam	—
b) Type	Hot Water	blu/hr
c) Unit heaters, Finned Tube	blu/hr	—
d) Incinerator, Masonry	blu/hr	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
a) Method	Oil, gas, Coal, Purch. Steam	—
b) Type	Sidewalk, Thermal, Separate	—
c) Capacity	gph	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC	DC	—
b) Volts 120-208-480	—	—
c) Switchgear, modern	—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
a) Service:	Cooling, Htg & Cooling	—
b) System:	Pkg Unit, Central Fan, Fan Coil Unit	—
c) Cooling:	Direct Exp, Chilled Water, Purch. Brine	—
d) Condensing:	City Water, Cooling Tower, Evap. Cond.	—
e) Ductwork: Yes No	80% Bldg.	—
f) % of building A/C (No. of floors)	Floor Area	—
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine	—	—
b) Area	s.f.	—
c) Condenser —	Temp.	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging	—	—
b) Railings, loose, missing, broken	—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N	—
b) Walls cracked, broken, or det.	—	—
c) Ceilings cracked, broken, or det.	—	—
d) Floors worn, sagging, or det.	—	—
e) Stairs worn, broken, sagging	—	—
f) Railings loose, broken, missing	—	—
g) Lighting fixtures present, operable	Y N	—
h) Pane bars	Y N	—

		MATL/COND
23. DELIVERY FACILITIES		
a) Off Street Loading	No. 1	Y N
b) On Street Loading	No. 1	Y N
c) R. R. Siding	No.	Y N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Platform loose, missing, or det.	—	—
b) Str. members, out of plumb, or line	—	—
c) Ground, piers, det., or out of line	—	—
d) Status to grade	—	—
e) Loading loose, broken, missing, or det.	—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		
a) Cab	Hyd.	—
b) Weight	No.	—
c) Passenger No.	Capacity	—
d) Sidewalk	No.	—
e) Drive	AC DC	—
f) Manually operated	No.	—
g) Semi-automatic	No.	—
h) Automatic	No.	—
i) Elevator(s) enclosed	No.	—
j) Empty elevator shaft	No.	—
k) Power Source, Purch.	Generated	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers	dry	—
b) Fire Detectors, Mech.	wet	—
c) Portable Extinguishers	Elec.	—
d) Standpipes	—	—
e) Fire Towers	—	—
f) Fire Escapes, No. 1	to Grade, No. 1	—
g) Emergency lights	lateral, No.	—
27. PENHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed	—	—
b) Stairs worn, broken, sagging	—	—
c) Walls cracked, broken, or det.	—	—
d) Wind & skylits deteriorated	—	—
e) Wind & skylits opaque and/or obst.	—	—
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.	—	—
b) Roof sags or out of line	—	—
c) Chimney(s) det. or out of plumb	—	—
d) Gutters, downspouts, loose, missing, det.	—	—
e) Cornices, fascia, loose, missing, det.	—	—
29. PLUMBING (1, 2, 3, 4, M, X, S)		
a) Open	No.	—
b) Roof	No.	—
c) Garaged	No.	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	No.	—

Ref.
Item

Lane's furniture store

Only a survey was through was permitted by the Census (see Lane's survey) with
change was noted (at any) from the reports' completed in 1964 and 1970.

Building Surveyed by Edward J. McNamee Date April 14 1973
 Countersigned by David C. Stewart Date 4/11/73
 Boston Redevelopment Authority Project Engineer Warren J. Vincent Date 4/12/73

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	15/28
ADDRESS	146 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	Hawaiian Club

The plaster walls in the basement and at the fourth floor are seriously cracked; portions of plaster are missing. The basement ceiling is cracked. Evidence of leaks was seen when surveying most ceilings. These ceilings generally had cracks and some plaster was loose. Typically the floors had a pitching condition. This condition was observed and felt while walking on all floors. The basement concrete floors are cracked and uneven.

The stairs from the basement kitchen to ground level pitch and are worn. Window sashes are rotten wood; putty is cracked and missing. The mortar in the chimney appears eroded and deteriorated.

Fire escapes serve the second floor only of this 4-story building.

SUBSTANDARD

Building Classified by	<u>Francis J. Conroy</u>	<u>7/14/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Don K. Sweeney</u>	<u>7/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>7/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 393

BUILDING NO 15/28

NUMBER OF FLOORS 4 + Bst

ADDRESS 146 Boylston Street

OWNER/AGENT

ALSO KNOWN AS HAWAIIAN CLUB

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	13	5	2.6
b) Base matl. loose, miss., broken	13	5	2.6
c) Evidence of leaks	12	5	2.4
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	15	5	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			2
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			8
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration $\frac{\text{score}}{\text{Count}} = \frac{108}{70} = 2.41$

Minor Defects = 1
Major Defects = 4

15/88

Ref.
Item

26f Panic bar for 2nd floor exit to fire escapes also emergency lights only
 26f Fire Escapes from 2nd floor to ground only, there are no escapes for 3rd & 4th floors
 26 Elevators not accessible [26b] Freight elevator may be abandoned, since behind doors are exit railing.
 6 Toilet areas had walls & ceilings with many cracks.
 4a Wood is rotten, some panels are cracked & putty is missing; [28c] top bricks may be loose, mortar is eroded.
 15e Concrete floor pitches & is cracked [15i] stairs are worn and are ~~are~~ pitching.

Remarks:

3rd Floor is used for liquor storage

Building is vacant, completely

B, 15 All levels have pitching floors and top floor has plaster walls w/ cracks throughout - over 25%

Building Surveyed by

Philip M. Davis

E. J. J. J.

3-22-73

Date

Countersigned by

Daniel J. J. J.

Wm. J. Vincent

Boston Redevelopment Authority

Project Engineer

4/13/73

Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393-31
BUILDING NO.	16/29
ADDRESS	144 Boylston St.
OWNER/AGENT	
ALSO KNOWN AS	Mansfield Beauty School

The top two floors pitch seriously toward exterior walls. In the basement evidence of a small fire was observed on some wooden first floor joists.

In an abandoned boiler room water has collected on the floor. The water is about one inch deep. There is no cellar ventilation. Basement doors do not close properly.

SUBSTANDARD

Building Classified by	<u><i>Francis J. Courcy</i></u>	<u>4/10/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u><i>Daniel J. Stewart</i></u>	<u>4/12/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u><i>Warren J. Vincent</i></u>	<u>4/12/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393-31

BUILDING NO. 16/29

NUMBER OF FLOORS 4 + Bsf + 5

ADDRESS 144 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Mansfield Beauty School

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	12	6	2.0
b) Base matl. loose, miss., broken	12	6	2.0
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	16	6	2.67
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			2.0
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			2.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{197}{84} = 2.34$ Minor Defects = 1
Major Defects = 1

BUILDING EXAMINATION SCHEDULE

OF

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.

PARK PLAZA

BRA BLK. & PAR. NO.

343-31

BUILDING NO.

16/29

ADDRESS

144 BOYLSTON ST.

OWNER/AGENT

MANSEFIELD BEAUTY SCHOOL

ALSO KNOWN AS

MATERIAL CODE: (Cont.)

AL - Aluminum

ASB - A-b-d-s

B - Brick

BR - Brass Bronze

C - Ceramic

CH - Concrete Block

CI - Cast Iron

CONC - Concrete

CU - Copper

GR - Granite

HAC - Hanging Acoustical

L - Lead

M - Marble

OJ - Open Joist

PL - Plaster

SL - Slate

SM - Sheet Metal

STL - Steel

STO - Stone

STU - Stucco

T - Tile

WD - Wood

T & G - Tar & Gravel

CONDITION CODE:

1 - No deficiencies or deterioration

2 - Def. - det. less than 25%

3 - Def. - det. 26% to 50%

4 - Def. - det. Over 50%

M - Makeshift - Inadequate

X - None or not applicable

S - Not seen, inaccessible

LOCATION CODE:

AL - Alley

CT - Court

ST - Street

O - Other

S-BST - Subbasement

BST - Basement

I-UP - Floor No.

MEZ - Penthouse

PII - Attic

AT - Right

RT - Left

L - Front

R - Rear

S - Side

BUILDING TYPE:

Type I - Fireproof

Type II - Semi-Fireproof

Type III - Heavy Timber & Masonry

Type IV - Light Wood & Masonry

Type V - Metal Frame

Type VI - Wooden Frame

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

See "Comments"

Type Structure: A S D

Structure Converted: Yes No

No. Floors

No. D.U.'s

OCCUPANCY GROUP: Other

YEAR BUILT:

MATERIAL/CONDITION

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

1 INSIDE WALLS (1, 2, 3, 4, M, X, S) 100% PL

a) Cracks in base material

b) Base matl loose, miss., broken

c) Evidence of leaks

2 INSIDE CEILINGS (OI, PL, SM, C, HAC) 100% PL

a) Cracks in base material

b) Base matl loose, miss., broken

c) Evidence of leaks

3 FLOORS (TWD, CONC) 100% WD

a) Flooring worn, loose, or missing

b) Floor gen. or pitched

c) Floor gen. or pitched

4 WINDOWS (TWD, STL, AL) 100% AL

a) Inoperable or unventilated

b) Wind & Storm Damage and/or obs.

c) Wind & Storm Damage and/or obs.

5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)

a) Fixtures, Modern Y N P

b) Fix., Ventel, Currently Y N P

c) Supply lines

6 TOILET ROOMS (1, 2, 3, 4, M, X, S)

a) Walls

b) Ceiling

c) Floor

d) Partitions

e) Ventilated Currently Y N P

7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)

a) Wiring, exp sel Y N P

b) Fixtures, modern Y N P

Ref
Item

- 15d Previous fire burnt woodboiler in an area of 1' x 10' +; fire was not suppressed.
 15m Boiler room is not used; 1 inch + of water has collected, possibly from leaks of condensation and floor pitches away from sump pump.
 15l Ventilation by opening exterior doors
 15f Doors were not closing properly.

Building Surveyed by Philip M. Davis E. Limer March 23, 1973
 Date
 Countersigned by David C. Stewart 4/11/73
 Date
Warren J. Vincent 4/12/73
 Project Engineer Date

Boston Redevelopment Authority

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-32

BUILDING NO. 17/30

ADDRESS 140 Boylston Street

OWNER/AGENT

ALSO KNOWN AS

Several locations in the building have evidences of leaks. These leaks probably came from steam pipes. The evidence is seen on walls and ceilings. There are cracks in plaster ceilings and walls. Many floors sag or pitch.

The elevator penthouse door is inoperable.

Brick and mortar is loose in the chimney at roof level. The chimney is out of plumb. The boiler is not enclosed completely and there is no fire proof boiler room door.

SUBSTANDARD

Building Classified by

Thomas J. Conway
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

Walter J. Vincent
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Walter J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 17/30

NUMBER OF FLOORS 7+BSF

ADDRESS 140 Boston Street

OWNER/AGENT

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	15	7	2.14
b) Base matl. loose, miss., broken	15	7	2.14
c) Evidence of leaks	10	7	2.58
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	18	7	2.58
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			-
b) Found, det., sinking, out of line			-
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			-
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			3
b) Cols, piers, loose, missing, det.			3
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{239}{114} = 2.1 \quad \text{Minor Defects} = 1$$

$$\text{Major Defects} = 4$$

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & Joints — Loose, missing or det.	8/STO 2
b) Other	STO 2
c) Trim, loose, missing or det.	—
d) Walls out of plumb	—
e) FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—
f) Sills, loose, missing or det.	—
g) Foundation, sinking, out of line	—
h) Foundation, cracking, out of line	—
i) Foundation, delamination	—
j) Foundation, delamination	—
k) Foundation, delamination	—
l) Foundation, delamination	—
m) Foundation, delamination	—
n) Foundation, delamination	—
o) Foundation, delamination	—
p) Foundation, delamination	—
q) Foundation, delamination	—
r) Foundation, delamination	—
s) Foundation, delamination	—
t) Foundation, delamination	—
u) Foundation, delamination	—
v) Foundation, delamination	—
w) Foundation, delamination	—
x) Foundation, delamination	—
y) Foundation, delamination	—
z) Foundation, delamination	—

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	—
b) Type — Hot Air	—
c) Type — Hot Water	—
d) Type — Steam	—
e) Type — Radiator	—
f) Type — Unit Heaters, Thermal Tube, Puris	—
g) Type — Incinerator, Masonry	—
h) Type — Method	—
i) Type — Method	—
j) Type — Method	—
k) Type — Method	—
l) Type — Method	—
m) Type — Method	—
n) Type — Method	—
o) Type — Method	—
p) Type — Method	—
q) Type — Method	—
r) Type — Method	—
s) Type — Method	—
t) Type — Method	—
u) Type — Method	—
v) Type — Method	—
w) Type — Method	—
x) Type — Method	—
y) Type — Method	—
z) Type — Method	—

	MATL/COND
23. DELIVERY FACILITIES	
a) Off Street Loading No.	Y N
b) On Street Loading No.	Y N
c) On Street Loading No.	Y N
d) On Street Loading No.	Y N
e) On Street Loading No.	Y N
f) On Street Loading No.	Y N
g) On Street Loading No.	Y N
h) On Street Loading No.	Y N
i) On Street Loading No.	Y N
j) On Street Loading No.	Y N
k) On Street Loading No.	Y N
l) On Street Loading No.	Y N
m) On Street Loading No.	Y N
n) On Street Loading No.	Y N
o) On Street Loading No.	Y N
p) On Street Loading No.	Y N
q) On Street Loading No.	Y N
r) On Street Loading No.	Y N
s) On Street Loading No.	Y N
t) On Street Loading No.	Y N
u) On Street Loading No.	Y N
v) On Street Loading No.	Y N
w) On Street Loading No.	Y N
x) On Street Loading No.	Y N
y) On Street Loading No.	Y N
z) On Street Loading No.	Y N

27a Elevator penthouse door was closed & inoperable.

1c, 2c, 3b Most leaks appeared near steam pipes, probably not from roof leaks.

Condition 3 indicates fixtures were leaking or broken

28 c Bricks & mortar glazing top of chimney is out of plumb.

Note 1 : Small portions of ceilings & walls on 2nd floor in Condition 3; one tenant has plywood partitions not up to ceiling.

Remarks: The whole 4th floor & most of BST was closed to the inspectors by the tenants, other portions of floors were not inspected but typical areas were viewed, pmo

Building Surveyed by Philip M. Davis E. Henry March 23, 1973 Date

Countersigned by D. L. Clark Date 4/12/27

Boston Redevelopment Authority
William J. Vincent
 Date *4/17/73*

Date _____

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-31

BUILDING NO. 18/31

ADDRESS 136 Boylston Street

OWNER/AGENT

ALSO KNOWN AS Conn Organ Building

The tar and gravel roof is deteriorated. The roofing paper is buckled. The gravel is washed to the roof low point.

The sky lights are broken and deteriorated.

The boiler room door is not self-closing.

DEFICIENT

Building Classified by

James J. Harroy
Chas. T. Main, Inc.

11/17/73
Date

Countersigned by

Don E. [Signature]
Authorized Officer, Chas. T. Main, Inc.

11-1-75
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 18/31

NUMBER OF FLOORS 4 + 8th

ADDRESS 136 Beylston Street

OWNER/AGENT

ALSO KNOWN AS Corbin Organ

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	9	5	1.8
b) Base matl. loose, miss., broken	9	5	1.8
c) Evidence of leaks	5	5	1.0
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	10	5	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			2
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{175}{92} = 1.9$$

Minor Defects = 0

Major Defects = 1

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

30

[illegible]

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or det.		B	2
b) Other		M	2
c) Trim, loose, missing or det.		SM	2
d) Walls out of plumb	i Loca.		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Sill, a-e loc e, broken, or det.			
b) Found, det, sinking, out of line			
10. MAJOR L.L. CANOPY (1, 2, 3, 4, M, X, S)			
11. TYPICAL LOGGERS			
a) Is to (STAL, CT, O)		STL	2
b) Additional Express (1, 2, 3, 4, M, X, S)	No. O		
12. FRONT L.A.T. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs worn, broken, sagging			
b) Railings, loose, missing, broken			
13. FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed	Y N P		
b) Walls cracked, broken, or det.		PL	2
c) Ceilings cracked, broken, or det.		PL	2
d) Floors worn, sagging, or det.		T	2
e) Stairs worn, broken, sagging		STL	2
f) Railings, loose, broken, missing		STL	2
g) Lighting fixtures present, Operable	Y N		
h) Panic Bars	Y N		
14. PLUMBING CORRIDORS (1, 2, 3, 4, M, X, S)			
a) Obstructed	Y N P		
b) Walls, Cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings, loose, broken, missing			
g) Lighting fixtures present, operable	Y N		
h) Panic Bars	Y N		
15. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation in walls deteriorated		PL	2
b) Cols, piers, loose, missing, det.		PL	2
c) Ceiling loose, missing, det.		PL	2
d) Framing split, deteriorated			
e) Impervious floor, broken, del., missing		WD	2
f) Doors, bulkheads, deteriorated		WD	2
g) Wind, & skylts deteriorated			
h) Wind, & skylts, opaque and/or obst.			
i) Starts obstructed		WD	2
j) Starts obstructed			
k) Lighting fix. present, operable	Y N P		
l) Cellar properly ventilated	Y N S		
m) Free of dampness, water	Y N S		
n) Plumbing, leaks & corrosion	Y N S		
o) Sump pump & pit	Y N S		
p) Enclosed boiler room	Y N S		
q) Boiler room ventilated	Y N S		
r) Toilet room door metal clad	Y N S		
s) Boiler room door self closing	Y N S		
No.			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
Method			
a) <u>Oil</u> gas, Coal, Purch. Steam	btu/hr		
b) Type — Hot Air	btu/hr		
Steam	btu/hr		
c) 1 type Coils, Radiators			
Unit Heaters, Finned Tube, Ducts			
d) Insulating, Masonry	Hydab	STL	2
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
Method			
a) <u>Oil</u> gas, Coal, Purch. Steam			
b) Type — Sidarm, Internal, Separate			
c) Capacity	gph		
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC	DC		
b) Volts <u>220-208</u> 180			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
Type			
a) Service:			
<u>Cooling</u> Htg & Cooling	Size	Tons	
b) System:			
<u>Pkg Unit</u> Central Fan, Fan Coil Unit & Portables			
c) Cooling:			
Direct Exp, Chilled Water, Purch. Brine			
d) Condensing:			
City Water, Cooling Tower, Evap. Cond.			
e) Ductwork: Yes	No	% Bldg.	
f) 100 % of building A/C (No. of floors)		Floor Area	
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area	# ft.	Temp	°F
c) Condenser —			
(City Water, Evaporation, Cooling Tower)			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable	Y N		
h) Panic bars	Y N		
No.			

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading No.		Y N	
b) On Street Loading No.	1	Y N	
c) R.R. Siding No.		Y N	
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating low, e, missing, or det.			
b) Sills, muds det., out of plumb, or line			
c) Found, piers, det., or out of line			
d) Stairs to grade			
e) Railings loose, broken, missing, or det.			
25. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cable	Hyd.		
b) Freight	No.		
c) Passenger No.	Capacity	500	
d) Sidewalk	No.		
e) Drive	AC	Dr	
f) Manually operated	No		
g) Semi-automatic	No.		
h) Automatic	No.		
i) Elevator(s) enclosed	No.		
j) Empty elevator shaft	No.		
k) Power Source, Purch	Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers	dry		
b) Fire Detectors, Mech.	elec.		
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
* f) Fire Escapes, No. 1	to grade, No. 1		
27. PENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed		Y N	
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind, & skylts deteriorated			
e) Wind, & skylts opaque and/or obst.			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspits, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
29. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Open	No.	Y N	
b) Roof			
c) Garaged	No.	Y N	
d) Garage Condition (1, 2, 3, 4, M, X, S)			
No.			

30. COMMENT

Ref.
Item

26f Five escape on 2nd floor area is blocked by stored material.

Building Surveyed by Philip M Davis E-lenses March 23, 1973
Countersigned by James J. Vincent 4/15/73
Boston Redevelopment Authority James J. Vincent 4/17/73
Project Engineer 4/17/73

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA B'K. & PAR. NO. 393-34

BUILDING NO. 19/32

ADDRESS 132 Boylston Street

OWNER/AGENT

ALSO KNOWN AS

The top two floors of this building are sagging or pitched, and worn.

Walls and ceilings of the fifth floor space are cracked and pieces have fallen away.

Window sash in all upper stories is rotted. Many windows do not operate properly, Windows leading to fire escapes are partly obstructed or inoperable.

Ceilings of toilet rooms on floors 3, 4, and 5 are deteriorated.

Floors of toilet rooms on floors 4 and 5 are deteriorated.

Front interior lobby & stair ceilings and walls are deteriorated.

Basement ceilings, stairs, floors and doors are deteriorated.

Basement doors and windows are missing or inoperable.

The chimney shows deterioration.

SUBSTANDARD
Building Classified by

Thomas J. Courcy
Chas. T. Main, Inc.

4/11/73
Date

Countersigned by

[Signature]
Authorized Officer, Chas. T. Main, Inc.

4/11/73
Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

4/13/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.R. NO. 343-34

BUILDING NO 19/32

NUMBER OF FLOORS 6 1/2 + 8 + 5

ADDRESS 132 Boylston Street

OWNER/AGENT

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	17	9	1.9
b) Base matl. loose, miss., broken	16	9	1.9
c) Evidence of leaks	16	9	1.8
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	21	9	2.3
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			2
b) Found, det., sinking, out of line			2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

Minor Deterioration $\frac{\text{Score}}{\text{Count}} = \frac{291}{121} = 2.49$ ∴ Minor Defects = 1

Major Defects = 1

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ NAME & NO. **PAVILION PLAZA**
 BRA BLK. & PAR. NO. **393-34**
 BUILDING NO. **19/32**

ADDRESS **132 DOYLSTON ST.**
 OWNER AGENCY **132 DOYLSTON ST.**

WARD NO. DATE **3/13/1973** **AM** P.M.

BUILDING TYPE: IV

MATERIAL CODE: (Cont.)
 AL - Sheet Metal
 ASB - Sheet Metal
 B - Asbestos
 BR - Brick
 C - Ceramic
 CB - Concrete, Block
 CL - Cast Iron
 CONC - Concrete
 CU - Copper
 GR - Granite
 HAc - Hanging Acoustical
 L - Lead
 M - Marble
 OJ - Open Joist
 PL - Plaster
 SL - Slate

LOCATION CODE:
 AL - Alley
 CT - Court
 ST - Street
 O - Other
 S-BST - Sub-BST
 BST - Basement
 1-UP - 1st Floor
 MEZ - Mezzanine
 PH - Penthouse
 AT - Attic
 Rt - Right
 Lt - Left
 F - Front
 R - Rear
 S - Side

CONDITION CODE:
 1 - No deficiencies or deterioration
 2 - Def. - det. less than 25%
 3 - Def. - det. 25% to 50%
 4 - Def. - det. Over 50%
 M - Makeshift - Inadequate
 X - None or not applicable
 S - Not seen, inaccessible

MATERIAL TYPE:
 Type I - Fireproof
 Type II - Semi-Fireproof
 Type III - Heavy Timber & Masonry
 Type IV - Light Wood & Masonry
 Type V - Metal Frame
 Type VI - Wooden Frame

MISC. SYMBOLS:
 Y - Yes
 N - No
 P - Partial
 - See "Comments"

OCCUPANCY GROUP: E

LOCATION CODE:
 AL - Alley
 CT - Court
 ST - Street
 O - Other
 S-BST - Sub-BST
 BST - Basement
 1-UP - 1st Floor
 MEZ - Mezzanine
 PH - Penthouse
 AT - Attic
 Rt - Right
 Lt - Left
 F - Front
 R - Rear
 S - Side

CONDITION CODE:
 1 - No deficiencies or deterioration
 2 - Def. - det. less than 25%
 3 - Def. - det. 25% to 50%
 4 - Def. - det. Over 50%
 M - Makeshift - Inadequate
 X - None or not applicable
 S - Not seen, inaccessible

MATERIAL TYPE:
 Type I - Fireproof
 Type II - Semi-Fireproof
 Type III - Heavy Timber & Masonry
 Type IV - Light Wood & Masonry
 Type V - Metal Frame
 Type VI - Wooden Frame

MISC. SYMBOLS:
 Y - Yes
 N - No
 P - Partial
 - See "Comments"

OCCUPANCY GROUP: E

BUILDING TYPE: IV			OCCUPANCY GROUP: E										YEAR BUILT:									
Floor Location			MATERIAL / CONDITION										YEAR BUILT:									

CHECK HERE:
 No floor number 13 ✓
 Subbasement
 Crawl Space

23. DELIVERY FACILITIES		24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	
a) On Street Loading	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
b) Off Street Loading	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
c) R. R. Sidings	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating loose, missing, or det.			
b) Str. members det., out of plumb, or line			
c) Found. piers, det., or out of line			
d) Stairs to grade			
e) Walling loose, broken, missing, or det.			
f) Cable <input checked="" type="checkbox"/> Hyd.			
g) Freight	No. <input type="checkbox"/> Capacity <input type="checkbox"/> 6 to 8 P <input checked="" type="checkbox"/> 25 tons		
h) Passenger	No. <input type="checkbox"/> Capacity <input type="checkbox"/> <input checked="" type="checkbox"/> in vestibule <input checked="" type="checkbox"/> BST		
i) Sidewalk	No. <input type="checkbox"/> Capacity <input type="checkbox"/> <input checked="" type="checkbox"/> in vestibule <input checked="" type="checkbox"/> BST		
j) Drive	AC <input type="checkbox"/> DC <input checked="" type="checkbox"/> No. <input type="checkbox"/> <input checked="" type="checkbox"/> Semi-automatic		
k) Manually operated	No. <input type="checkbox"/> Automatic		
l) Elevators	enclosed No. <input type="checkbox"/> No. <input type="checkbox"/> Generated		
m) Empty elevator shaft	No. <input type="checkbox"/> Power source, type		
n) Fire Protection (1, 2, 3, 4, M, X, S)			
a) Sprinklers	dry <input type="checkbox"/> wet <input checked="" type="checkbox"/> Eject		
b) Fire Detectors, mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No. <input type="checkbox"/> ; to grade, No. <input type="checkbox"/> ; lateral, No. <input type="checkbox"/>			
g) Emergency Ladders			
25. PENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylits deteriorated			
e) Wind & skylits opaque and/or obstructed			
26. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof mtl. loose, missing, or det.			
b) Roof saks or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspits, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
27. PARKING (1, 2, 3, 4, M, X, S)			
a) Open	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
b) Roof			
c) Garaged	No. <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
d) Garage Condition (1, 2, 3, 4, M, X, S)			

Ref.
Item

7	Electrical outlets on 6 th floor are not grounded; other floors are partially grounded	
15	Duct work & other discarded equipment disposed of in BST.	
16a	Where steam is obtained is not known; (see previous inspections) Presumably from Bldg No. 20/53	
26	Windows leading to fire escapes are partially obstructed or not operable; nor are they marked by signs	
27	Roof is reached thru trap door (unhinged, wooden, difficult to close correctly) at the top of a 15' wooden ladder in closet w/o a landing.	
A, b	Sashes are rotten, many do not operate properly & are difficult to see through.	
Floor	All walls, floors & ceilings were cracked & pieces have fallen from walls.	
	Note 1: Bldg permit, March 7, 1973, for substantial renovation to 1 st & BST	
15 Fgh	Doors & windows were missing, broken and/or inoperable.	
	Note 2: Dental laboratories (6 th floor) uses corrosive materials, heat; Candle manufacturer (5 th floor) uses heat & stores cartons of candles which is heavy storage and may cause some of the pitching and sagging found on upper floors.	
	Building Surveyed by Philip M. Davis E. Inman March 23, 1973	
	Countersigned by Dan O'Brien 4/13/73	
	Boston Redevelopment Authority	Project Engineer
	Warren J. Vincent 4/13/73	
8c	It is difficult to decide what electrical switchgear was in use & which was abandoned.	Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 20/33

ADDRESS 1 Boylston Place

OWNER/AGENT

ALSO KNOWN AS ACE Recording Co.

The window frames and sash in this building are deteriorated wood and are inoperable.

The basement floor is sagging and cracked. The basement doors and stairs are deteriorated wood.

The boiler rooms are not enclosed.

Roof gravel has washed away in areas and the roofing paper is buckling.

DEFICIENT

Building Classified by

Francis Conway
Chas. T. Main, Inc.

4/17/73

Date

Countersigned by

Don C. Kewal
Authorized Officer, Chas. T. Main, Inc.

8/11/75

Date

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

1/17/72

Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 20/33

NUMBER OF FLOORS 3 + B.

ADDRESS 1 Boylston Place

OWNER/AGENT

ALSO KNOWN AS Ace Recording Co.

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	6	4	1.5
b) Base matl. loose, miss., broken	6	4	1.5
c) Evidence of leaks	6	4	1.5
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	8	4	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	2.0
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	2	1	2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	1	2.0
b) Cols, piers, loose, missing, det.	2	1	2.0
d) Framing split, deteriorated	2	1	2.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	3	1	3.0
b) Roof sags or out of line	2	1	2.0

Major Defects

$$\text{Minor Defects} = \frac{\text{Score}}{\text{Item Count}} = \frac{133}{71} = 1.9$$

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or det.		B	2
b) Other		STU	2
c) Trim, loose, missing or det.			
d) Walls out of plumb	Line		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Surface loose, broken, or det.			
b) Found, det., sinking, out of line			
10. MARQUEE OR CANOPY (1, 2, 3, 4, M, X, S)			
a) Additional Lights			
b) Additional Lights (1, 2, 3, 4, M, X, S)	No.	Q	2
c) Additional Lights (1, 2, 3, 4, M, X, S)			
d) Additional Lights (1, 2, 3, 4, M, X, S)			
e) Additional Lights (1, 2, 3, 4, M, X, S)			
f) Additional Lights (1, 2, 3, 4, M, X, S)			
11. RAILINGS, LOOSE, MISSING, BROKEN			
a) RAILING INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
b) Obstructed			
c) Walls cracked, broken, or det.			
d) Ceilings cracked, broken, or det.			
e) Floors worn, sagging, or det.			
f) Stairs worn, broken, sagging			
g) Railings loose, broken, missing			
h) Lighting fixtures present, Operable			
i) Tonic Bars			
12. TONIC CHAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic Bars			
13. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Cols, pier., loose, missing, det.			
c) Ceiling loose, missing, det.			
d) Framing split, deteriorated			
e) Imperious floor, broken, det., missing			
f) Doors, bulkheads, deteriorated			
g) Wind & skyls deteriorated			
h) Wind & skyls opaque and/or obs.			
i) Stairs deteriorated			
j) Stairs obstructed			
k) Lighting fix. present, operable			
l) Cellar properly ventilated			
m) Floor of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Boiler room ventilated			
r) Boiler room door metal clad			
s) Boiler room door self closing			
No.			

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, <u>Gas</u> Coal, Purch. Steam			
b) Type — Hot Air			bu/hr
Hot Water			bu/hr
<u>Steam</u>			bu/hr
c) 1 pipe coils <u>radiators</u>			
Unit Heaters, Finned Tube, Ports			
d) Incinerator, Mismogy			Prod/b
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, <u>Gas</u> Coal, Purch. Steam			
b) Type — Sidearm, Internml, Separate			
Capacity			gph
c) Switchgear, modern			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
DC			
b) Voltage <u>120-200-480</u>			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
Type			
a) Service:			
<u>Cooling</u> Htg & Cooling			
Size			Tons
b) System:			
Pkg Unit, Central Fan, <u>Fan Coil Unit</u>			
c) Cooling:			
Direct Exp, Chilled Water, Purch. Brine			
d) Condensing:			
City Water, Cooling Tower, Evap. Cond.			% Bldg.
e) Ductwork: Yes <u>✓</u> No			
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) 100 % of building A/C. (No. of floors)			Floor Area
b) DX, Brine, Purch. Brine			
c) Area			s.f.
d) Temp.			°F
e) Condenser —			°F
City Water, Evaporation, Cooling Tower			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

30. COMMENT

Ref.
Item

16	In the BST. there are 2 boiler	One presumably is for Bldg - No: 19/32
26f	Five escapes were obstructed.	
27	Inspected from a nearby bldg.	
15	BST was used for solid waste disposal; in general it was in condition 3 w/ some abandoned piping & duct work	

24a Wood was rotten & windows would not open.

24b On second FLOOR, HAD was ~~missing~~ in poor repair; 15e numerous cracks & signs of unlevel^{ess} in floor of BST.

15i Wood was ^{tworn} & risers were loose.

28a Gravel had washed away & paper was buckling.

Remarks: 2nd floor is used for magnetic tape storage; a loading that may be excessive.

3rd floor is accessible by primary egress and elevator in Bldg 19/32 only; not from floors below, to our knowledge.

Building Surveyed by	Philip M. Davis	Entered	March 23, 1973
Countersigned by	Daniel C. Howard	Date	4/19/73
Boston Redevelopment Authority	Warren J. Vincent	Date	4/17/73
	Project Engineer		

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-37

BUILDING NO. 22/34

ADDRESS 3 Boylston Place

OWNER/AGENT

ALSO KNOWN AS Ancient Landmark Bldg.

There is evidence of leakage through the ceilings of the three upper floors probably from leaks in the roof and from piping leaks.

The metal exterior wall trim is loose.

Tar and gravel is missing and the exposed asphalt has bubbled.

Chimney mortar is eroded.

There is no ventilation in the toilet rooms.

SUBSTANDARD

Building Classified by Francis Conway 4/17/73
Chas. T. Main, Inc. Date

Countersigned by Daniel C. [Signature] 4/17/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Walter J. Vincent 4/17/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393-37

BUILDING NO 22/34

NUMBER OF FLOORS 4 + Bst

ADDRESS 3 Boylston Place

OWNER/AGENT

ALSO KNOWN AS Ancient Landmark Building

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	10	5	2.0
b) Base matl. loose, miss., broken	10	5	2.0
c) Evidence of leaks	10	5	2.0
3. FLOORS (WD, Conc)%....	—	—	—
b) Floor sagging or pitched	10	5	2.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			X
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			3
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{170}{73} = 2.33$$

Minor Defects = 1

Major Defects = 1

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

٤٥

[illegible]

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — loose, missing or del.		B	2
b) Other		SM	3
c) Trims, loose, missing or del.			
d) Walls out of plumb			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Surca & base, broken, or del.			
b) Foundation, sinking, out of line			
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Additional Egress (1, 2, 3, 4, M, X, S)	No. 1	WD	2
c) Foundation, sinking, out of line			
11. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
12. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
13. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
14. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
15. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
16. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
17. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
18. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
19. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation, sinking, out of line			
b) Foundation, sinking, out of line			
20. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
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a) Foundation, sinking, out of line			
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16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air			
c) Type — Hot Water			
d) Type — Steam			
e) Type — Radiators			
f) Type — Unit Heaters, Tunnel Tube, Ducts			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Oil, Gas, Coal, Purch. Steam			
c) Type — Sidarm, Internal, Separate			
d) Type — Capacity			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Volts 120-208-480			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type			
b) Service			
c) Cooling			
d) System			
e) Cooling Unit, Central Fan, Fan Coil Unit			
f) Direct Exp. Chilled Water, Purch. Brine			
20. UTILITIES CONDENSING (1, 2, 3, 4, M, X, S)			
a) City Water, Cooling Tower, Evap. Cond.			
b) Ductwork: Yes No			
c) Floor Area			
21. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Temp.			
d) Cont. —			
e) City Water, Evaporation, Cooling Tower			
22. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
23. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

23. DELIVERY FACILITIES				
a) Off Street Loading	No.			Y/N
b) On Street Loading	No.			Y/N
c) R. R. Sidings	No.			Y/N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)				
a) Platform low, missing, or del.				
b) 50' masts del., out of plumb, or time				
c) Found, pits, etc., out of time				
d) Stairs to grade				
e) Railings loose, broken, missing, or del.				
25. LOADING PLATFORMS (1, 2, 3, 4, M, X, S)				
a) Cable	Hyd			
b) Freight	No.			
c) Pallets	No.			
d) Sidewalk	No.			
e) Drive	AC DC			
f) Manually operated	No.			
g) Semi-automatic	No.			
h) Automatic	No.			
i) Elevator(s) enclosed	No.			
j) Empty elevator shaft	No.			
k) Power Source, Purch.				
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)				
a) Sprinklers	dry			
b) Fire Detectors, Mech.	wet			
c) Portable Extinguishers				
d) Standpipes				
e) Fire Towers				
f) Fire Escapes, No. 1	: to grade, No. 1 : lateral, No.			
27. EMERGENCY LIGHTS				
a) Obstructed				
b) Stairs worn, broken, sagging				
c) Walls cracked, broken, or del.				
d) Wind & skylits deteriorated				
e) Wind & skylits opaque and/or obstructed				
28. ROOF (1, 2, 3, 4, M, X, S)				
a) Roof matl. loose, missing, or del.				
b) Roof sags or out of line				
c) Chimneys, downsp., house, missing, del.				
d) Gutters, fascia, loose, missing, del.				
e) Cornices, fascia, loose, missing, del.				
29. LIFTING (1, 2, 3, 4, M, X, S)				
a) Open	No.			
b) Roof	No.			
c) Garaged	No.			
d) Garage Condition (1, 2, 3, 4, M, X, S)	No.			

10. COMMENT

Ref.
Item

5E Wood & tile covered the 3rd floor, so imperious floor, if any, was not inspected.
c, b b] Leaks were probably caused by leaking pipes on lower floors & roof leaks on third floor ceiling.
4b Most windows were becoming opaque.
8c Metal trim was dented and appeared to be loose. [26c] Since building has been vacant, extinguishers need service.
28a Gravel is missing, tar is bubbled, [28c] Mortar has receded & eroded in chimney.
6d No ventilation in toilet rooms.

Remarks: Building has been vacant, at least, for 2 years (according to manager); therefore utilities were turned off or not operating & some areas of building were difficult to see & inspect.

Building Surveyed by Philip M. Davis, E. L. March 23, 1973

Countersigned by David C. Howard, 4/12/73

Project Engineer: Warren J. Vincent, 4/17/73

Boston Redevelopment Authority

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	23/35
ADDRESS	4 Boylston Place
OWNER/AGENT	
ALSO KNOWN AS	Tavern Club

All floors of this building are sagging and pitched.

Rear outside wall masonry joints are deteriorated in several areas.

This is a public building, but the second egress does not open directly onto the street.

The boiler room is not ventilated.

Roofing, asphalt shingles, appear deteriorated in some areas and some gutters are rusted with loose and deteriorated downspouts.

SUBSTANDARD

Building Classified by	<u>Francis J. Conroy</u> Chas. T. Main, Inc.	<u>4/19/73</u> Date
Countersigned by	<u>David C. Howard</u> Authorized Officer, Chas. T. Main, Inc.	<u>4/15/73</u> Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u> Project Engineer	<u>4/18/73</u> Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393-38

BUILDING NO. 23/35

NUMBER OF FLOORS 3 + Bst

ADDRESS 4 Boylston

Place

OWNER/AGENT

ALSO KNOWN AS Tavern Club

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	3	4	2.0
b) Base matl. loose, miss., broken	8	4	2.0
c) Evidence of leaks	4	4	1.0
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	12	4	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			S
b) Found, det., sinking, out of line			S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			X
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			S
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			3.0
b) Roof sags or out of line			1.0

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{154}{82} = 1.88$$

Minor Defects = 0
Major Defects = 4

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

ERA PROJ. NAME & NO. **Park Plaza**
 BRA BLK. & PAR. NO. **393-38**
 BUILDING NO. **23/35**
 ADDRESS **1 Boylston Place**
 OWNER/AGENT **Tavaco Club**
 WARD NO. DATE **3-19-73** A.M. P.M. ☒
 + **3-22-73**
 No. Floors **3** + **BST**
 No. D.U.'s **0**

ALSO KNOWN AS **Tavaco Club**
 MATERIAL CODE: (Cont.)
 AL - Aluminum
 ASB - Asbestos
 B - Brick
 BR - Brass/Brass
 C - Ceramic
 CB - Concrete Block
 CL - Cast Iron
 CONC - Concrete
 CU - Copper
 GR - Granite
 HAC - Lath
 L - Lath
 M - Marble
 OJ - Open Joist
 PL - Plaster
 SL - Slab
 T & G - Tar & Gravel
 WD - Wood
 T & G - Tar & Gravel
 CONDITION CODE:
 1 - No deficiencies or deterioration
 2 - Def. - det. less than 25%
 3 - Def. - det. 26% to 50%
 4 - Def. - det. Over 50%
 M - Mable
 X - Makeshift - Inadequate
 S - None or not applicable
 - Not seen, inaccessible

BUILDING TYPE: **Prob IX**
 OCCUPANCY GROUP: **Other**
 YEAR BUILT: **1890 ±**

Floor Location		MATERIAL / CONDITION															
S-BST	I-ST	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 50 % PL																	
a) Cracks in base material																	
b) Base matl. loose, miss., broken																	
c) Evidence of leaks																	
2. INSIDE CEILINGS (01 PL, SM, C, H, V, X, S) 50 % PL																	
a) Cracks in base material																	
b) Base matl. loose, miss., broken																	
c) Evidence of leaks																	
3. FLOORS (WD, Cone)																	
a) Flooring worn, loose, or missing																	
b) Floor sagging or pitched																	
4. WINDOWS (WD, STL, AL)																	
a) Inoperable or deteriorated																	
b) Wind. & Sills: rotting and/or obst.																	
5. UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)																	
a) Fixtures, Modern																	
b) Fix., Vented, Currently																	
c) Supply lines																	
d) Drain lines																	
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)																	
a) Walls																	
b) Ceiling																	
c) Floor																	
d) Partitions																	
e) Ventilated, Currently																	
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																	
a) Wiring, exposed																	
b) Fixtures, in elem																	

OCCUPANCY GROUP:
 Group A - Theatres
 Group B - Halls
 Group C - Schools
 Group D - Hospitals & Detention Buildings
 Group E - Commercial Bldgs. of Hazardous Occupancy
 Group F - Office & Commercial Buildings
 Group G - Commercial Bldgs. of Non-hazardous Occupancy
 Group H - Unlimited Habitation & Large Dwellings
 Group I - Limited Habitation & Small Dwellings
 Other - **Private Club: Theater & Restaurant**

CHECK HERE:
 No floor number 13 ☒
 Subbasement ☒
 Crawl Space ☒

Type Structure: A ☒ S ☒ D ☒
 Structure Converted: Yes ☒ No ☒

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — Loose, missing or det.		B	3
b) Other		B	2
c) Trim, loose, missing or det.			
d) Walls out of plumb	Line Loca.		
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Seta, e loo-e, broken, or det.			
b) Found, wet, sinking, out of line			
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation cracks			
b) Foundation settlement			
c) Foundation erosion			
d) Foundation water			
e) Foundation soil			
f) Foundation drainage			
g) Foundation footing			
h) Foundation wall			
i) Foundation base			
j) Foundation footing			
k) Foundation wall			
l) Foundation base			
m) Foundation footing			
n) Foundation wall			
o) Foundation base			
p) Foundation footing			
q) Foundation wall			
r) Foundation base			
s) Foundation footing			
t) Foundation wall			
u) Foundation base			
v) Foundation footing			
w) Foundation wall			
x) Foundation base			
y) Foundation footing			
z) Foundation wall			
11. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation cracks			
b) Foundation settlement			
c) Foundation erosion			
d) Foundation water			
e) Foundation soil			
f) Foundation drainage			
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r) Foundation base			
s) Foundation footing			
t) Foundation wall			
u) Foundation base			
v) Foundation footing			
w) Foundation wall			
x) Foundation base			
y) Foundation footing			
z) Foundation wall			
12. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation cracks			
b) Foundation settlement			
c) Foundation erosion			
d) Foundation water			
e) Foundation soil			
f) Foundation drainage			
g) Foundation footing			
h) Foundation wall			
i) Foundation base			
j) Foundation footing			
k) Foundation wall			
l) Foundation base			
m) Foundation footing			
n) Foundation wall			
o) Foundation base			
p) Foundation footing			
q) Foundation wall			
r) Foundation base			
s) Foundation footing			
t) Foundation wall			
u) Foundation base			
v) Foundation footing			
w) Foundation wall			
x) Foundation base			
y) Foundation footing			
z) Foundation wall			
13. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation cracks			
b) Foundation settlement			
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q) Foundation wall			
r) Foundation base			
s) Foundation footing			
t) Foundation wall			
u) Foundation base			
v) Foundation footing			
w) Foundation wall			
x) Foundation base			
y) Foundation footing			
z) Foundation wall			
14. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation cracks			
b) Foundation settlement			
c) Foundation erosion			
d) Foundation water			
e) Foundation soil			
f) Foundation drainage			
g) Foundation footing			
h) Foundation wall			
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r) Foundation base			
s) Foundation footing			
t) Foundation wall			
u) Foundation base			
v) Foundation footing			
w) Foundation wall			
x) Foundation base			
y) Foundation footing			
z) Foundation wall			
15. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Foundation cracks			
b) Foundation settlement			
c) Foundation erosion			
d) Foundation water			
e) Foundation soil			
f) Foundation drainage			
g) Foundation footing			
h) Foundation wall			
i) Foundation base			
j) Foundation footing			
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o) Foundation base			
p) Foundation footing			
q) Foundation wall			
r) Foundation base			
s) Foundation footing			
t) Foundation wall			
u) Foundation base			
v) Foundation footing			
w) Foundation wall			
x) Foundation base			
y) Foundation footing			
z) Foundation wall			
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Hot Air			
c) Unit Heater, Finned Tube, Ducts			
d) Incinerator, Mummy			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Sidearm, Internal, Separate			
c) Capacity			
d) Switchgear, modern			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) DC			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Service:			
b) System:			
c) Cooling:			
d) Direct Exp. Chilled Water, Purch. Brine			
e) Condensing:			
f) City Water, Cooling Tower, Evap. Cond.			
g) Ductwork: Yes No			
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Refine, Purch. Brine			
b) Condenser —			
c) City Water, Evaporation, Cooling Tower			
d) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
e) Railing, loose, missing, broken			
f) REAR INT. STAIRS (1, 2, 3, 4, M, X, S)			
g) Obstructed			
h) Walls cracked, broken, or det.			
i) Ceilings cracked, broken, or det.			
j) Floors worn, sagging, or det.			
k) Stairs worn, broken, sagging			
l) Railing, loose, broken, sagging			
m) Lighting fixtures present, operable			
n) Panic bars			
21. DELIVERY FACILITIES			
a) Off Street Loading No.			
b) On Street Loading No.			
c) It R. Siding No.			
22. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Platform loose, missing, or det.			
b) Str. members det., out of plumb, or line			
c) Found, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
23. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cable			
b) Hydr.			
c) Traction No.			
d) Counterweight No.			
e) Drive AC DC			
f) Manually operated			
g) Semi-automatic			
h) Automatic			
i) Elevator(s) enclosed			
j) Empty elevator shaft			
k) Lower Source, Purch.			
24. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers dry			
b) Fire Detectors, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No. 1 to Grade, No. 1 lateral, No.			
25. TENTHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylits deteriorated			
e) Wind, & skylits opaque and/or obst.			
26. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof multi. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspouts, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
27. PARKING (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

10b Additional carress does not have direct exit to street.
25b There are 2 dumb waiters from BST to 2ND FLOOR.
25e Passenger elevator drive was not located.
20a Walk-in refrigerator for food storage in BST.
2B ROOF - SEEN FROM TOP OF ELEVOT CARAGE
ROOF AND INDICATION OF OFFERED LOCATION

28 a) ASPARTAMINOLAS PROTEIN AND CATALASE " "

28 1) FURTHER - FURTHER SPUNSPOTS LOOPS AND DETEIOERATED AT BOTTOMS

8. (4) OUTSIDE WALLS, MASONRY AND JOINTS (CHECK EXISTING)
DETERIORATION OBSERVED AT BACKSIDE OF BUILDING. SOME
AREAS HAVE REMAINED ROUGH UNFINISHED

Philip M. Davis E. Perry
Building Surveyed by
Items 8, 4 28, Federal Museum
Countersigned by
Date March 23, 1973
Date 4/15/77

Boston Redevelopment Authority

Wanna Vincent
Project Engineer

Date 4/18/73

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393-40
BUILDING NO.	24/36
ADDRESS	5 Boylston Place
OWNER/AGENT	
ALSO KNOWN AS	

All floors in this building are sagging or pitched.

The slate roof of this building has broken shingles, loose flashing, rusted gutters, and loose downspouts.

The cornice masonry is loose and some parts of it are missing.

The rear exterior wall mortar is deteriorated.

Occupants of this building must share primary egress and the fire escape with those in bldgs. 25/37 and 23/35.

SUBSTANDARD

Building Classified by	<u>Francis J. Conroy</u>	<u>4/19/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Daniel E. Howard</u>	<u>4/15/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/18/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 393-40

BUILDING NO 24/36

NUMBER OF FLOORS 4 + Bst

ADDRESS 5 Baylston

Place

OWNER/AGENT

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	11	5	2.2
b) Base matl. loose, miss., broken	11	5	2.2
c) Evidence of leaks	7	5	1.4
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	15	5	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.	3	1	3.0
b) Other	-	-	-
d) Walls out of plumb ; Line ; Loca.	2	1	2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.	2	1	2.0
b) Found, det., sinking, out of line	1	1	1.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.	-	-	-
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated	2	1	3.0
b) Cols, piers, loose, missing, det.	-	-	-
d) Framing split, deteriorated	-	-	-
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.	3	1	3.0
b) Roof sags or out of line	1	1	1.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{179}{88} = 2.04$ Minor Defects = 1
Major Defects = 4

BOSTON REDEVELOPMENT AUTHORITY

FORM CBO-1 64

BUILDING EXAMINATION SCHEDULE

OF

WARD NO. DATE 3/22/73 A.M.

P.M. 7:00

PARV PLAZA

293-40

24/36

5 BOYLSTON PLACE

OWNER/AGENT

ALSO KNOWN AS

MATERIAL CODE: (Cont.)

AL - Aluminum

ASB - A-be-tos

BR - Brick

BR - Brass, Bronze

CB - Concrete Block

CI - Cast Iron

CONC - Concrete

CU - Copper

GR - Granite

HAC - Hanging Acoustical

L - Lead

M - Marble

NJ - Open Joist

PL - Plaster

SL - Slate

CONDITION CODE:

1 - No deficiencies or deterioration

2 - Def. - det. less than 25%

3 - Def. - det. 26% to 50%

4 - Def. - det. Over 50%

M - Make shift - Inadequate

X - None or not applicable

S - Not seen, inaccessible

LOCATION CODE:

AL - Alley

CT - Court

ST - Street

Other

S-BST - Subbasement

IST - Basement

I-UP - Floor No.

MEZ - Mezzanine

PH - Penthouse

AT - Attie

Rt - Right

Lt - Left

F - Front

R - Rear

S - Side

BUILDING TYPE:

IV

YEAR BUILT: 1890

FROM

LIBRARY

NO. FLOOR

2 + 4

Guest Rooms (for Tavern Club)

OCCUPANCY GROUP:

Group A - Theatres

Group B - Halls

Group C - Schools

Group D - Hospitals & Detention Buildings

Group E - Commercial Bldgs. of Hazardous Occupancy

Group F - Office & Commercial Buildings

Group G - Commerce' Bldgs. of Non-hazardous Occupancy

Group H - Unlimited Habitation & Large Dwellings

Group I - Limited Habitation & Small Dwellings

Other

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

See "Comments"

Type Structure: A S D

Structure Converted: Yes No

Subbasement

Crawl Space

CHECK HERE:

No floor number 13

N

N

YEAR BUILT: 1890

FROM

LIBRARY

NO. FLOOR

2 + 4

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Subbasement

Crawl Space

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LIBRARY

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Guest Rooms (for Tavern Club)

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See "Comments"

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Other

MISC. SYMBOLS:

Y - Yes

N - No

P - Partial

See "Comments"

Type Structure: A S D

Structure Converted: Yes No

Subbasement

Crawl Space

CHECK HERE:

No floor number 13

N

N

YEAR BUILT: 1890

FROM

LIBRARY

NO. FLOOR

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Guest Rooms (for Tavern Club)

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Other

MISC. SYMBOLS:

Y - Yes

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P - Partial

See "Comments"

Type Structure: A S D

Structure Converted: Yes No

Subbasement

Crawl Space

CHECK HERE:

No floor number 13

N

N

YEAR BUILT: 1890

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		—	—
a) Masonry & joints — Loose, missing or det.		B	3
b) Other		—	—
c) Trim, loose, missing or det.		—	—
d) Walls out of plumb	Line	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		8 CONC	2
a) Surfaces loose, broken, or det.		—	—
b) Found, det, sinking, out of line		—	—
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)		—	—
a) Foundations loose		—	—
b) Additional Express (1, 2, 3, 4, M, X, S)	No.	—	—
11. INTERIOR STAIRS (1, 2, 3, 4, M, X, S)		5 TO	2
a) Stairs worn, broken, sagging		—	—
b) Railings, loose, missing, broken		—	—
12. FRONT ENTR. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
13. PL. CLAD CORRIDORS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls, Cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
14. BASEMENT (1, 2, 3, 4, M, X, S)		—	—
a) Foundation walls deteriorated		—	—
b) Columns, loose, missing, det.		—	—
c) Ceiling, loose, missing, det.		—	—
d) Framing split, deteriorated		—	—
e) Imperious floor, broken, det., missing		—	—
f) Doors, bulkheads, deteriorated		—	—
g) Wind & skylits deteriorated		—	—
h) Wind & skylits opaque and/or obs.		—	—
i) Stairs deteriorated		—	—
j) Stairs obstructed		—	—
k) Lighting fix. present, operable		—	—
l) Cellar properly ventilated		—	—
m) Fire of dampness, water		—	—
n) Plumbing, leaks & corrosion		—	—
o) Sump pump & pit		—	—
p) Enclosed boiler room		—	—
q) Boiler room ventilated		—	—
r) Toilet room door metal clad		—	—
s) Boiler room door self closing		—	—
No.		—	—

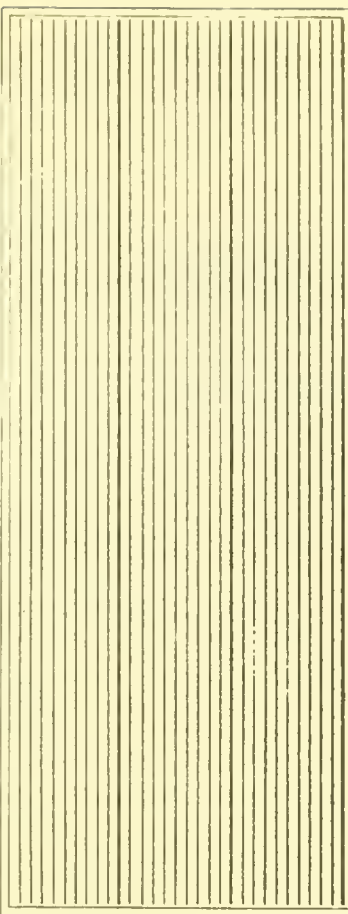
		MATL/COND	
16. * UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
Method			
a) Oil, gas, Coal, Purch. Steam			
b) Type — Hot Air		blw/hr	
Hot Water		blw/hr	
Steam		blw/hr	
c) Pipe Coils, Radiation's			
Unit Heaters, Finned Tube, Ducts			
d) Incinerator, Masonry		Irishb	
Method			
a) Oil, gas, Coal, Purch. Steam			
b) Type — Sidearm, Internal, Separate			
c) Capacity		gph	
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC DC			
b) Voltage 200-208-480			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type		Y ✓ N P	
Service:			
Cooling, Htg & Cooling			
b) System:			
Pkg Unit, Central Fan, Fan Coil Unit			
c) Cooling:			
Direct Exp, Chilled Water, Purch. Brine			
d) Condensing:			
City Water, Cooling Tower, Evap. Cond.			
e) Ductwork: Yes No			
		Floor Area	
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) % of building A/C (No. of floors)			
b) DX, Brine, Purch. Brine			
c) Area		sf.	
d) Condenser —		Temp.	
City Water, Evaporating, Cooling Tower			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			
		Y ✓ N	

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading No.	Y N		
b) On Street Loading No.	Y N		
c) R. R. Siding No.	Y N		
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Flooring too-c, missing, or det.			
b) Str. members det., out of plumb, or line			
c) Foul, piers, det., or out of line			
d) Stairs to Grade			
e) Loading loose, broken, missing, or det.			
25. PLATFORMS (1, 2, 3, 4, M, X, S)			
a) Cable Hyd.			
b) Weight No.	Capacity		
c) Passenger No.	Capacity		
d) Sidewalk No.	Capacity		
e) Drive AC DC	in Turnhouse	BST	
f) Manually operated	No.		
g) Semi-automatic	No.		
h) Automatic	No.		
i) Elevation (s) enclosed No.	No.		
j) Empty elevator shaft No.			
k) Power Source, Purch.	Generated		
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers dry	wet		
b) Fire Detectors, Mech.	Elec.		
c) Portable Extinguishers		Y N	
d) Standpipes			
e) Fire Towers			
*f) Fire Escapes, No. / ; to grade, No. / ; lateral, No.		STL 2	
27. EMERGENCY LIGHTS			
a) Obstructed			
b) Stairs worn, broken, sagging		Y N	
c) Walls cracked, broken, or det.			
d) Wind & skylits deteriorated			
e) Wind & skylits opaque and/or obs.			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof mat. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney (s) det. or out of plumb			
d) Gutters, downsp., loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
29. LIFTING (1, 2, 3, 4, M, X, S)			
a) Open	No.	Y N	
b) Roof			
c) Garaged	No.	Y N	
d) Garage Condition (1, 2, 3, 4, M, X, S)			

30. CONTINUED

Ref.
Item

A	All windows have Aluminum Storm Windows
11a	No primary egress except via Bldg No: 25/37 & 23/35
11b	1st Floor & BST. have aux. egress to alley or back yard
16&17	Heat & Hot water provided from Bldg # 23/35
26f	Fire escape serves two other Bldg's * 25/37 & 23/35 also!
8(c)	OUTSIDE WALLS BRICK AND MORTAR DETERIORATION AT BACKSIDE (ROOF) OF BUILDING - MORTAR JOINTS IN BAD CONDITION
28(a)	ROOF SEEN FROM TOP OF CRUISE GARAGE SLATE SHINGLES BROKEN AND CRACKED PARTIALLY - LOOSELY ATTACHED - DETERIORATION EVIDENT
28(c)	CHIMNEY BRICK WORK NOT PLUMB - MORTAR DETERIORATED
28(d)	GUTTERS - CRACKED, DROPPED, LOOSE AND NOT MAINTAINED
28(e)	FLASHING IN BAD CONDITION
28(f)	NO CORNICE AT SOME LOCATIONS - FLASHING ONE SHAW SEND OF DETERIORATION - LOOSE AND MISSING AT SOME LOCATIONS - SOME IN POOR CONDITION GENERALLY



Building Surveyed by Philip M. Davis E. Henry March 23, 1973
4/8, 9, 12, 28, Fred M. McLaughlin Date
Countersigned by Date 4/12/73
Boston Redevelopment Authority Project Engineer W. J. Vincent Date 4/18/73

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393-41
BUILDING NO.	25/37
ADDRESS	6 Boylston Place
OWNER/AGENT	
ALSO KNOWN AS	

All floors in this building are sagging or pitched.

Outside masonry joints are partly deteriorated in the rear wall.

Some roof slates are missing. The chimney mortar is also deteriorated, and the chimney is not plumb.

Roof flashing, gutters, and downspouts are rusted and in poor condition.

SUBSTANDARD

Building Classified by

James J. Conroy
Chas. T. Main, Inc.

4/19/73

Date

Countersigned by

David C. Stewart
Authorized Officer, Chas. T. Main, Inc.

4/15/73

Date

Boston Redevelopment Authority

Walter J. Vincent
Project Engineer

4/18/73

Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 303-41

BUILDING NO 25/37

NUMBER OF FLOORS 4 + Bst

ADDRESS 6 Boylston Place

OWNER/AGENT

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	10	5	2.0
b) Base matl. loose, miss., broken	10	5	2.0
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	15	5	3.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	3	1	3.0
b) Other	—	—	X
d) Walls out of plumb ; Line ; Loca.	2	1	2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	S
b) Found, det., sinking, out of line	—	—	S
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	X
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	1	2.0
b) Cols, piers, loose, missing, det.	—	—	X
d) Framing split, deteriorated	—	—	S
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	3	1	3.0
b) Roof sags or out of line	1	1	1.0

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Limit}} = \frac{194}{96} = 2.04 \quad \text{Minor Defects} = 1$$

$$\text{Major Defects} = 3$$

30

Floor Location	S-BST	HST	MEZ	MATERIAL/CONDITION										
	M C	M C	M C M C M C M C M C M C M C M C M C M C	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15										
1. INSIDE WALLS (I, 2, 3, 4, M, X, S) SO G PL 30% WD CEY B	- - B/ PL - Z	- - Z PL Z WD Z	- - PL WD -	- - C L M C M C M C M C M C M C M C M C										
a) Cracks in base material	B/ PL	Z PL Z WD Z	PL WD -	C L M C M C M C M C M C M C M C M C										
b) Base matt loose, miss., broken	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c) Evidence of leaks.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2. INSIDE CEILINGS (O) PL SH. C HAZ WOOD PL	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
a) Cracks in base material	PL	Z PL	PL	Z PL	PL	Z PL	PL	Z PL	PL	Z PL	PL	Z PL	PL	Z PL
b) Base matt loss or missing, broken	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c) Evidence of leaks	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3 FLOORS (W D, Conc)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
a) Flooring worn, loose, or missing	WD	Z WD	WD	Z WD	WD	Z WD	WD	Z WD	WD	Z WD	WD	Z WD	WD	Z WD
b) Floor signs or pitched	B	3	-	3	-	3	-	3	-	3	-	3	-	3
4 WINDOWS (WP, STL AL)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
a) Inoperable or deteriorated	WD	3 WD	WD	3 WD	WD	3 WD	WD	3 WD	WD	3 WD	WD	3 WD	WD	3 WD
b) Wind & Skil opaque and/or obst.	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 UTILITIES CLIMBING (I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
a) Fixtures, Modern	-	X	C	Z	-	C	Z	-	C	Z	-	C	Z	-
b) Fix., Ventiled, Currently	-	-	-	-	-	-	-	-	-	-	-	-	-	-
c) Supply lines	-	-	-	-	-	-	-	-	-	-	-	-	-	-
d) Drain lines	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6 TOILET ROOMS (I, 2, 3, 4, M, X, S)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
a) Walls	-	X	PL	Z	-	PL	Z	-	PL	Z	-	PL	Z	-
b) Ceiling	-	-	PL	Z	-	PL	Z	-	PL	Z	-	PL	Z	-
c) Floor	-	-	T	Z	-	T	Z	-	T	Z	-	T	Z	-
d) Partitions	-	-	-	X	-	-	X	-	-	X	-	-	X	-
e) Ventilators	-	-	-	-	-	-	-	-	-	-	-	-	-	-
f) Currently	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7 UTILITY ELECTRICAL (I, 2, 3, 4, M, X, S)	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
a) Wiring exposed	-	2	-	2	-	-	2	-	-	2	-	-	2	-
b) Fixtures, modern	-	2	-	2	-	-	2	-	-	2	-	-	2	-

		MATEL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or det.	B	3	
b) Other			
c) Tiling, loose, missing or det.			
d) Walls out of plumb — Lane		2	
9. RAILROAD TRACKS (1, 2, 3, 4, M, X, S)			
a) Surface loose, broken, or det.			
b) Foundation, det., sinking, out of line			
10. TRACKS, OR (ANY) (1, 2, 3, 4, M, X, S)			
a) Loose, det.			
b) Is to (ST, CT, O)	No. 0	3	
11. ADDITIONAL NOTES (1, 2, 3, 4, M, X, S)			
a) Stairs worn, broken, sagging	STO	2	
b) Railings, loose, missing, broken			
12. FROM THE JOINTS & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.	PL	2	
c) Ceilings cracked, broken, or det.	PL	2	
d) Floors worn, sagging, or det.	WD	3	
e) Stairs worn, broken, sagging	WD	2	
f) Railings loose, broken, missing			
g) Lighting fixtures present, Operable			
h) Tanie Bars			
13. UTILITY (OR) DUCTS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Tanie Bars			
14. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated	B	2	
b) Cols, piers, loose, missing, det.			
c) Ceiling loose, missing, det.	PL	2	
d) Framing, split, deteriorated			
e) Imperious floor, broken, det., missing			
f) Doors, bulkheads, deteriorated			
g) Wind & skylts, deteriorated	WD	2	
h) Wind & skylts, opaque and/or obst.	WD	2	
i) Stairs deteriorated			
j) Stairs obstructed			
k) Lighting fix. present, operable			
l) Cellar properly ventilated			
m) Free of dampness, water			
n) Plumbing, leaks & corrosion			
o) Sump pump & pit			
p) Enclosed boiler room			
q) Boiler room ventilated			
r) Toilet room door metal clad			
s) Toilet room door self closing			
t) Other			
u) Enter room door self closing			
v) Other			
15. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Oil, gas, Coal, Purch. Steam	blu/hr		
b) Type — Hot Air	blu/hr		
c) Unit Heaters, Finned Tube, Boilers	blu/hr		
d) Incinerator, Masonry	blu/hr		
16. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Sidearm, Internal, Separate			
c) Capacity	gph	°F	
17. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC	✓	DC	
b) Volts	120, 208, 480		
c) Switchgear, modern			
18. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type			
b) Cooling, Htg & Cooling			
c) System:			
d) Cooling:			
e) Direct Exp., Chilled Water, Purch. Brine			
f) Condensing:			
g) City Water, Cooling Tower, Evap. Cond.			
h) Ductwork: Yes No			
i) % of building A/C (No. of floors)			
19. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser —			
d) City Water, Evaporation, Cooling Tower			
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs worn, broken, or sagging			
b) Railings, loose, missing, broken			
20. REAR INT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Tanie Bars			
21. DELIVERY FACILITIES			
a) Off Street Loading	No.	✓	
b) On Street Loading	No.	Y	N
c) R. R. Siding	No.	Y	N
22. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating, loose, missing, or det.			
b) 5th. mobile det., out of plumb, on line			
c) Found, piers, det., or out of line			
d) Stairs to grade			
e) Loading loose, broken, missing, or det.			
23. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cab			
b) Height	No.	Capacity	
c) Passenger No.	No.	Capacity	
d) Sidewalk	No.	Capacity	
e) Drive AC DC	DC	in Penthouse	BST
f) Manually operated	No.		
g) Semi-automatic	No.		
h) Automatic	No.		
i) Elevation(s) on level	No		
j) Empty elevator shaft	No		
k) Tower Source, Purch.			
24. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers	dry	wet	✓
b) Fire Detectors	dry	elec.	
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
25. FIRE ESCAPES, No. / : to grade, No. / : lateral, No.			
26. EMERGENCY LIGHTS			
27. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or det.			
d) Wind & skylts deteriorated			
e) Wind & skylts opaque and/or obst.			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof matl. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			
d) Gutters, downspits, loose, missing, det.			
e) Cornices, fascia, loose, missing, det.			
29. FLOORING (1, 2, 3, 4, M, X, S)			
a) Open	No.	Y	N
b) Floor			
c) Garaged	No.	Y	N
d) Garage Condition (1, 2, 3, 4, M, X, S)			

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	73/2
ADDRESS	219 TREMONT STREET
OWNER/AGENT	
ALSO KNOWN AS	SAXON THEATRE

The mortar is partly missing in the outside masonry and trim.

The roof does not pitch to drains. There is evidence of long-standing water. The roof has either sagged or been pitched inaccurately when built.

The chimney is badly deteriorated.

The basement floor, concrete, is severely cracked.

The boiler and boiler room are unused and are in a badly deteriorated condition.

The fire escape is heavily rusted and in doubtful structural condition.

SUBSTANDARD

Building Classified by	<u><i>James Flourey</i></u>	<u><i>4/17/73</i></u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u><i>Dail C. Russell</i></u>	<u><i>4/17/73</i></u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u><i>Warren J. Vincent</i></u>	<u><i>4/17/73</i></u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 73/2

NUMBER OF FLOORS 34 Bst.

ADDRESS 219 Tremont Street

OWNER/AGENT 1327 Saxon

ALSO KNOWN AS Saxon Theatre

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	10	5	2.0
b) Base matl. loose, miss., broken	9	5	1.8
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	5	5	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			3.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			2.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			3.0
b) Found, det., sinking, out of line			3.0
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			1.0
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			2.0
b) Cols, piers, loose, missing, det.			2.0
d) Framing split, deteriorated			X
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			3.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{200}{104} = 1.92$ Minor Defects = 0
Major Defects = 4

BOSTON REDEVELOPMENT AUTHORITY BUILDING EXAMINATION SCHEDULE OF

REDEVELOPMENT AUTHORITY **Park Plaza** WARD NO. DATE **3-15-73** A.M. **✓** P.M. **✓**

BUILDING NO. **73/2** ADDRESS **219 TREMONT ST. ME. BEN. SACK (Theatre Owner) SAXON THEATRE**

OWNER AGENT **AS** MATERIAL CODE: (Cont.) LOCATION CODE: BUILDING TYPE: OCCUPANCY GROUP: 3 + BS

AL - Aluminum SM - Sheet Metal AL - Alley Type I - Fireproof Group A - Theatres

ASB - Asbestos STL - Steel CT - Court Type II - Semi-Fireproof Group B - Halls

B - Brick STO - Stone ST - Street Type III - Heavy Timber & Masonry Group C - Schools

BR - Brickwork T - Tile S-RST - Subbasement Type IV - Light Wood & Masonry Group D - Hospitals & Detention Buildings

CB - Concrete Block WD - Wood S-BST - Basement Type V - Metal Frame Group E - Commercial Bldgs. of Hazardous Occupancy

CL - Concrete CONC - Cast Iron T & G - Tar & Gravel MEZ - Mezzanine Floor No. Type VI - Wooden Frame Group F - Office & Commercial Buildings

CU - Copper COND. CODE: 1 - No deficiencies or deterioration PH - Penthouse Y - Yes MISC. SYMBOLS: P - No Attic R - Right N - No Left F - Front S - Side

GR - Gypsum L - Lathing Acoustical 2 - Def. - det. less than 25% AT - Attic

M - Marble 3 - Def. - det. 26% to 50% R - Right

Obj - Open Joint 4 - Def. - det. Over 50% L - Left

FL - Floor M - Makeshift - Inadequate R - Rear

SL - Sill X - None or not applicable S - Side

S - Not seen, inaccessible

STRUCTURE CONVERTED: Yes No From

FLOOR LOCATION	S-RST		RST		1		MEZ		2		3		4		5		6		7		8		9		10		11		12		13		14		15		
	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C	M	C			
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) PL 100																																					
2. INSIDE CEILING(S) (OI PL SM C HAO) PL 100																																					
3. INSIDE FLOORS (OI PL SM C HAO) PL 100																																					
4. INSIDE CEILING(S) (OI PL SM C HAO) PL 100																																					
5. INSIDE FLOORS (OI PL SM C HAO) PL 100																																					
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)																																					
7. TOILET ROOMS (1, 2, 3, 4, M, X, S)																																					

CHECK HERE: No floor number 13 Subbasement Crawl Space

MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—
a) Masonry & joints — Loose, missing or det.	B — 3 *
b) Other	570 — 2
c) Trim, loose, missing or det.	—
d) Walls out of plumb ; Linc.	—
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	570 3
a) Soil & base p. broken, or det.	570 2
b) Found. set, sinking, out of line	570 2
c) FOUND. SET, OR CANOPY (1, 2, 3, 4, M, X, S)	—
a) FOUND. FOOTING	—
b) Lvl. to (ST, AL, CT, G)	— 1
c) Foundation Levers (1, 2, 3, 4, M, X, S)	—
d) FOUND. EXT. STAIRS (1, 2, 3, 4, M, X, S)	570 1
a) Stairs worn, broken, sagging	—
b) Railings loose, missing, broken	—
c) FOUND. INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—
a) Obstructed:	Y NTP
b) Walls cracked, broken, or det.	WD 2
c) Ceilings cracked, broken, or det.	WC 2
d) Floors worn, sagging, or det.	RUG 1
e) Stairs worn, broken, sagging	RUG 1
f) Railings loose, broken, missing	CL 1
g) Lighting fixtures present, operable	—
h) Panic Bars	Y N
i) Lvl. to (ST, AL, CT, HALLDOORS (1, 2, 3, 4, M, X, S)	— 1
a) Obstructed	Y NTP
b) Walls, Cracked, broken, or det.	PL 2
c) Ceilings cracked, broken, or det.	PL 2
d) Floors worn, sagging, or det.	PL 1
e) Stairs worn, broken, sagging	PL 1
f) Railings loose, broken, missing	—
g) Lighting fixtures present, operable	Y N
h) Panic Bars	Y N
13. BASEMENT (1, 2, 3, 4, M, X, S)	—
a) Foundation walls deteriorated	B 2
b) Cols, piers, loose, missing, det.	CNC 2
c) Ceiling lvs., missing, det.	CNC 2
d) Framing split, deteriorated	—
e) Impervious floor, broken, det.; missing	CNC 3
f) Doors, hullheads, deteriorated	SM 2
g) Wind & skylts deteriorated	—
h) Wind & skylts, opaque and/or obst.	—
i) Stairs deteriorated	—
j) Stairs obstructed	Y NTP
k) Lighting fix. present, operable	Y N S
l) Ceiling properly ventilated	Y N S
m) Free of dampness, water	Y N S
n) Plumbing, leaks & collision	Y N S
o) Sump pump & pit	Y N S
p) Enclosed boiler room	Y N S
q) E. alter room ventilated	Y N S
r) E. alter to an door metal clad	Y N S
s) E. alter to an door self closing	Y N S
t) Puller from door self closing	Y N S

	MATL/CONE
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
Method	
a) Oil, gas, Coal <u>Purch. Steam</u>	btu/hr
b) Type — Hot Air	btu/hr
Hot Water	btu/hr
c) Pipe Coils, Radiators	
Unit Heaters, Finned Tube, Ducts	
d) Incinerator, Masonry	Furnish
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
Method	
a) Oil, gas, Coal <u>Purch. Steam</u>	
b) Type — Sidarm, Internal, Separate	
Capacity gph	cf
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC DC	
b) Volts 120-200- <u>480</u>	
c) Switchgear, modern	
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	Y N P ✓
Type	
a) Service:	
Cooling <u>Htg & Cooling</u>	Tons
b) System:	
Pkg Unit, Central Fan, Fan Coil Unit	
c) Cooling:	
Direct Exp <u>Chilled Water, Purch. Brine</u>	
Condensing:	
City Water, Cooling Tower, Evap. Cond.	% Bldg.
e) Ductwork: Yes No	Floor Area
f) % of building A/C (No. of floors)	
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Purch. Brine	°F
b) Area s.f.	Temp °F
c) Condenser —	
City Water, Evaporation, Cooling Tower	
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	-
a) Stairs worn, broken, or sagging	
b) Railings, loose, missing, broken	
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N ✓
b) Walls cracked, broken, or del.	B
c) Ceilings cracked, broken, or del.	WD
d) Floors worn, sagging, or del.	CI
e) Stairs worn, broken, sagging	CI
f) Railings loose, broken, missing	R
g) Lighting fixtures present, operable	-
h) Panic bar, etc.	Y N ✓

MATERIAL CONDITION					
23.	DELIVERY FACILITIES				
a)	Off Street Loading No.	Y	N		
b)	On Street Loading No.	Y	N		
c)	K. R. Sidings No.	Y	N		
24.	LOADING PLATFORM (1, 2, 3, 4, M, X, S)				
a)	Floating loose, missing, or det.				
b)	Straight, missing, or out of plumb, or line				
c)	Found, piers, etc., or out of line				
d)	Status to grade				
e)	Loading loose, broken, missing, or det.				
f)	Table Hyd.				
g)	Freight No.				
h)	Pierage No.				
i)	Sidewalk No.				
j)	Drive AC DC in Penthouse				
k)	Manually operated No.				
l)	Semi-automatic No.				
m)	Automatic No.				
n)	Elevator(s) enclosed No.				
o)	Empty elevator shaft No.				
p)	Power Source, Purch.				
q)	PROTECTION (1, 2, 3, 4, M, X, S)				
r)	Sprinklers dry wet Elec.				
s)	Fire Detectors, Mech.				
t)	Portable Extinguishers				
u)	Standpipes				
v)	Fire Towers				
w)	Fire Escaper, No. / lateral, No.				
x)	Emergency Lights				
y)	PENTHOUSE (1, 2, 3, 4, M, X, S)				
z)	Obstructed				
aa)	Stairs worn, broken, sagging				
ab)	Walls cracked, broken, or det.				
ac)	Wind & skylights deteriorated				
ad)	Wind & skylights opaque and/or obstructed				
ae)	ROOF (1, 2, 3, 4, M, X, S)				
af)	Roof matl. loose, missing, or det.				
ag)	Roof sags or out of line				
ah)	Chimney(s) det. or out of plumb				
ai)	Gutters, downspouts, loose, missing, det.				
aj)	Cantilevers, fields, loose, missing, det.				
ak)	PARAPET (1, 2, 3, 4, M, X, S)				
al)	Open				
am)	Rooftop				
an)	Gauged				
ao)	Garage Condition (1, 2, 3, 4, M, X, S)				

15c

751

5-2-6
15

52

60

96

Ba, C

Ernst Mebesian - John P. Gorman

Date _____

1000

Date _____

Wm W. Vincent

Date _____

Boston Redevelopment Authority

Project Engineer

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA B'K. & PAR. NO.	393
BUILDING NO.	72/3
ADDRESS	227 TREMONT STREET
OWNER/AGENT	SAXON THEATRE CORP. OF AMERICA
ALSO KNOWN AS	

The brick chimney is leaning to one side dangerously.

A steam line in the basement leaks causing water to collect on the basement floor.

The boiler is beneath a wood floor.

There is no fusible link shutoff for the fuel supply line.

STANDARD

Building Classified by

James J. Carey
Chas. T. Main, Inc.

4/17/73
Date

Countersigned by

James J. Carey
Authorized Officer, Chas. T. Main, Inc.

4/17/73
Date

Boston Redevelopment Authority

Walter J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 39.3

BUILDING NO 72/3

NUMBER OF FLOORS 5 + Bst

ADDRESS 227 Tremont Street

OWNER/AGENT Saxon Theatre Corporation of America

ALSO KNOWN AS _____

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	2	1	2.0
b) Base matl. loose, miss., broken	2	1	2.0
c) Evidence of leaks	6	6	1.0
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	9	6	1.5
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			2
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			X
b) Found, det., sinking, out of line			X
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			-
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			2
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{30.2}{\text{count}} = \frac{65}{96} = 1.72$$

$$\text{Minor Detects} = 0$$

$$\text{Major Detects} = 0$$

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or det.		A	2
b) Other		X	2
c) Trim, loose, missing or det.		SM	2
d) Walls out of plumb	i Lane i Loca.	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Settlement, cracking, broken, or det.		X	X
b) Found. det., sinking, out of line		—	—
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)		SM	2
11. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		—	—
a) Is to (STAL, CT, O)	No. 1	2	2
12. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		—	—
a) Stairs worn, broken, sagging		—	—
b) Railings, loose, missing, broken		—	—
13. FOUNDATIONS INTERIOR & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed		—	—
b) Walls cracked, broken, or det.		PL	2
c) Ceilings cracked, broken, or det.		PL	2
d) Floors worn, sagging, or det.		WD	2
e) Stairs worn, broken, sagging		WD	2
f) Railings loose, broken, missing		WD	2
g) Lighting fixtures present, Operable		—	—
h) Panic Bars		—	—
14. FOUNDATIONS (1, 2, 3, 4, M, X, S)			
a) Obstructed		—	—
b) Walls, Cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation, walls deteriorated		—	—
b) Cols, pier loose, missing, det.		A	2
c) Ceiling loose, missing, det.		A	2
d) Framing, pilt, deteriorated		—	—
e) Impervious floor, broken, det., missing		WD	2
f) Doors, bulkheads, deteriorated		—	—
g) Wind. & skylts deteriorated		—	—
h) Wind. & skylts opaque pmt/or obt.		X	X
i) Stairs deteriorated		—	—
j) Stairs obstructed		—	—
k) Lighting fix. present, operable		—	—
l) Cellar properly ventilated		—	—
m) Free of dampness, water		—	—
n) Plumbing, leaks & collusion		—	—
o) Sump pump & pit		—	—
p) Enclosed boiler room		—	—
q) Boiler room ventilated		—	—
r) Toilet room door metal clad		—	—
s) E. filler room door self closing		—	—

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Oil/Gas, Coal, Purch. Steam		SM	2
c) Unit Heaters, lined Tube		—	—
d) Incinerator, Masonry		—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)			
a) Method			
b) Type — Coal, Purch. Steam		SM	2
c) Capacity		—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC		—	—
b) Volts		—	—
c) Switchgear, modern		—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Service:			
b) Cooling, Size		—	—
c) System		—	—
d) Cooling, Central Fan, Fan Coil Unit		—	—
e) Direct Expd Chilled Water, Purch. Brine		—	—
f) Condensing:		—	—
g) City Water, Cooling Tower, Evap. Cond.		—	—
h) Ductwork: Yes		—	—
i) 25% of building A/C (No. of floors)		—	—
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine		—	—
b) Area		—	—
c) Condenser		—	—
d) City Water, Evaporation, Cooling Tower		—	—
e) REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		—	—
f) Stairs, worn, broken, or sagging		—	—
g) Railings, loose, missing, broken		—	—
21. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed		—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading No.		Y	N
b) On Street Loading No.		Y	N
c) R. R. Sideline No.		Y	N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Flooring loose, missing, or det.		—	—
b) Sit. mounds det., out of plumb, or line		—	—
c) Found. piers, det., or out of line		—	—
d) Stairs to grade		—	—
e) Loading loose, broken, missing, or det.		—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)			
a) Cable		—	—
b) Weight		—	—
c) Passenger No.		—	—
d) Sidewalk No.		—	—
e) Drive AC DC		—	—
f) Manually operated		—	—
g) Semi-automatic		—	—
h) Automatic		—	—
i) Elevator(s) enclosed No.		—	—
j) Empty elevator shaft No.		—	—
k) Power Source, Purch.		—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers		—	—
b) Fire Detectors, Mech.		—	—
c) Portable Extinguishers		—	—
d) Standpipes		—	—
e) Fire Towers		—	—
f) Fire Escapes, No.		—	—
g) Emergency Lighting		—	—
27. TENNHOUSE (1, 2, 3, 4, M, X, S)			
a) Obstructed		—	—
b) Stairs worn, broken, sagging		—	—
c) Walls cracked, broken, or det.		—	—
d) Wind & skylts deteriorated		—	—
e) Wind & skylts opaque and/or obt.		—	—
28. ROOF: (1, 2, 3, 4, M, X, S)			
a) Roof matl. loose, missing, or det.		—	—
b) Roof sags or out of line		—	—
c) Chimney(s) det. or out of plumb		—	—
d) Gutters, downspouts, loose, missing, det.		—	—
e) Cornices, fascia, loose, missing, det.		—	—
29. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Open		—	—
b) Roof		—	—
c) Garaged		—	—
d) Garage Condition (1, 2, 3, 4, M, X, S)		—	—

The ground floor is presently a bookstore & shares heating and air-conditioning through ductwork with the Sizzler restaurant having package ceiling mounted units. Upper 3 apartment floors are well appointed & utilise baseboard heating (electric).

15(m) there is a leaking steam line at 90° to Stuart St causing water to collect on the basement floor

15(g) the boiler vent stack is built tight into the wall & there is no other boiler room ventilation system

16(a) Floors 1 & 2 are heated by ceiling mounted units.

28(c) Top 2 or 3 Ft. of the brick chimney is in a

dangerous condition as it is leaning to one side & requires dismantling & rebuilding in the defective area.

Countersigned by *Di-1* *Chen* Date *8/22/53*

Countersigned by	<i>David C. [Signature]</i>	Date	<i>8/12/73</i>
Boston Redevelopment Authority	<i>William J. Vincent</i>	Date	<i>8/17/73</i>
	Project Engineer		

Boston Redevelopment Authority

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	71/4
ADDRESS	133 STUART STREET - 235 TREMONT STREET
OWNER/AGENT	SAXON THEATRE CORP. OF AMERICA
ALSO KNOWN AS	

The basement floor, concrete, is deteriorated, cracked and sagging.

Toilet room tile flooring is broken away in places.

The boiler room door is not fireproof and is not self-closing.

The fuel tank and the boiler are not in separate rooms.

STANDARD

Building Classified by	<u>Francis J. Conway</u>	<u>4/17/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Walter L. Egan</u>	<u>4/17/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/17/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 393

BUILDING NO 71/4

NUMBER OF FLOORS 2 + 8st

ADDRESS 133 Stuart Street - 235 Tremont Street

OWNER/AGENT Saxon Theatre Corp. of America

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	6	3	2.0
b) Base matl. loose, miss., broken	3	2	1.5
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	5	3	1.7
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	—	—	1
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	—	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	—	—	2
b) Cols, piers, loose, missing, det.	—	—	2
d) Framing split, deteriorated	—	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	—	—	1
b) Roof sags or out of line	—	—	1

Minor Deterioration = $\frac{\text{Score}}{\text{Count}} = \frac{111}{66} = 1.68$ Minor Defects = 0
Major Defects = 0

MATERIALS		COND.	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — loose, missing or det.	B	1	
b) Other			
c) Tilted, loose, missing or det.	CON	1	
d) Walls out of plumb			
e) Line			
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Saturated, cracked, sinking, out of line			
b) Foundation	SM	1	
c) Is to			
d) Additional Express (1, 2, 3, 4, M, X, S)	No.	2	
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Stairs worn, broken, sagging			
b) Railings, loose, missing, broken			
11. FOUNDATIONS INTERIOR & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed	Y	N	P
b) Walls cracked, broken, or det.			
c) Ceilings cracked, broken, or det.	R		
d) Floors worn, sagging, or det.	HAC	1	
e) Stairs worn, broken, sagging	WR	2	
f) Railing	WR	2	
g) Lighting fixtures present, operable	Y	N	
h) Lame Bars	Y	N	
12. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)			
a) Obstructed	Y	N	P
b) Walls, cracked, broken, or det.			
c) Ceilings cracked, broken, or det.			
d) Floors worn, sagging, or det.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable	Y	N	
h) Panic Bars	Y	N	
13. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation, walls deteriorated	B	2	
b) Cols, piers, loose, missing, det.	B	2	
c) Ceiling for e, missing, det.	CON	1	
d) Framing: rot, deteriorated	CON	2	
e) Impervious floor, broken, det., missing	X		
f) Doors, bulkheads, deteriorated	WR	2	
g) Wind. & skyls, deteriorated	X		
h) Wind. & skyls, opaque not/or obs.			
i) Stairs deteriorated			
j) Stairs obstructed	Y	N	P
k) Lighting fix. present, operable	Y	N	S
l) Ceiling properly ventilated	Y	N	S
m) Free of dampness, water	Y	N	S
n) Plumbing, leaks & corrosion	Y	N	S
o) Sump pump & pit	Y	N	S
p) Enclosed boiler room	Y	N	S
q) Boiler room ventilated	Y	N	S
r) To air from door metal clad	Y	N	S
s) Entry room door closing	Y	N	S

MATH/CONF	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	Method
a) Oil Gas, Coal, Purch. Steam	btu/hr
b) Type — Hot Air	btu/hr
c) Type — Hot Water	btu/hr
d) Type — Steam	btu/hr
e) Type — Unit Heaters	btu/hr
f) Type — Unit Heaters	btu/hr
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	Method
a) Oil, Gas, Coal, Purch. Steam	btu/hr
b) Type — Siderm. Internal	btu/hr
c) Type — Siderm. Internal	btu/hr
d) Type — Siderm. Internal	btu/hr
e) Type — Siderm. Internal	btu/hr
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	Capacity
a) AC	Capacity
b) AC	Capacity
c) AC	Capacity
d) AC	Capacity
e) AC	Capacity
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	Type
a) Switcheqear Switcheqear, modern	Type
b) Switcheqear Switcheqear, modern	Type
c) Switcheqear Switcheqear, modern	Type
d) Switcheqear Switcheqear, modern	Type
e) Switcheqear Switcheqear, modern	Type
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	Type
a) DX DX, Brine, Purch. Brine	Type
b) DX DX, Brine, Purch. Brine	Type
c) DX DX, Brine, Purch. Brine	Type
d) DX DX, Brine, Purch. Brine	Type
e) DX DX, Brine, Purch. Brine	Type
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Stairs Stairs, worn, broken, or sagging	Type
b) Stairs Stairs, worn, broken, or sagging	Type
c) Stairs Stairs, worn, broken, or sagging	Type
d) Stairs Stairs, worn, broken, or sagging	Type
e) Stairs Stairs, worn, broken, or sagging	Type
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
23. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
24. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
25. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
26. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
27. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
28. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
29. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
30. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
31. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
32. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
33. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
34. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type
a) Obstructed Obstructed	Type
b) Obstructed Obstructed	Type
c) Obstructed Obstructed	Type
d) Obstructed Obstructed	Type
e) Obstructed Obstructed	Type
35. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	Type

	MATL./COND.
23. DELIVERY FACILITIES	
a) Off Street Loading No.	Y N ✓
b) On Street Loading No.	Y ✓
c) R. R. Sidewalk No.	Y N ✓
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Flooring too-e; missing, or det.	
b) Str. members det., out of plumb, or det.	
c) Paved, piers, etc., or out of line	
d) Stairs to grade	
e) Ceiling loose, broken, missing, or det.	
25. LIFT/VATORS 1, 2, 3, 4, M, X, S)	
a) Cable Hyd.	
b) Freight No.	(Capacity)
c) Passenger No.	(Capacity)
d) Sidewalk No.	Capacity
e) Drive AC DC	BST
f) Manually operated	No.
g) Semi-automatic	No.
h) Automatic	No.
i) Elevator(s), enclosed	No.
j) Empty elevator shaft. No.	
k) Power Source, Purch.	Generated
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Sprinklers dry wet	X
b) Fire Detectors, Mech.	
c) Portable Extinguishers	Y N ✓
d) Standpipes	X
e) Fire Towers	X
f) Fire Escapes, No.	: to grade, No. lateral, No.
27. EMERGENCY LIGHTS	
28. TENTHOUSE (1, 2, 3, 4, M, X, S)	
a) Obstructed	Y N
b) Stairs worn, broken, sagging	
c) Walls cracked, broken, or det.	
d) Wind. & skylits deteriorated	
e) Wind. & skylits opaque and/or obstructed	
29. ROOF (1, 2, 3, 4, M, X, S)	
a) Roof matl. loose, missing, or det.	N/A
b) Roof sags or out of line	X
c) Chimney(s) det. or out of plumb	X
d) Gutters, downspouts, loose, missing, etc.	X
e) Cornices, fascia, loose, missing, det.	X
30. PLUMBING (1, 2, 3, 4, M, X, S)	
a) Open	Y N
b) Flood	
c) Garaged	
d) Garage Condition (1, 2, 3, 4, M, X, S)	X

Ref.
Item

6(a) A7. first floor level. the tile is broken away completely behind the men's entrance. Both men's
 Toilets (1st & 2nd floor) smell very badly
 12(d) The access door to the boiler room is creaky and not self closing. The floor tanks and boiler are
 in the same room.
 24(f) Egress from the boiler room does not constitute a primary exit as it leads into
 an open bar room.

5(f) The whole plumbing system requires a complete
 inspection as the piping is corroded, by the
 addition of new piping to existing over the
 years.

Building Surveyed by William J. Nichols Mason MAR 7 1973
 Date
 Countersigned by David C. Turner 4/10/73
 Date
 Boston Redevelopment Authority Wm. J. Vincent 4/17/73
 Project Engineer Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	70/5
ADDRESS	105-109 STUART STREET
OWNER/AGENT	T. J. BOYLE Ft. Al.
ALSO KNOWN AS	

The basement floor is brick construction and very uneven.

The third and fourth floor toilets are inoperable.

The brick chimney above the roof line is out of plumb.

Sandstone lintels and sills are decomposing and splitting.

The interiors of the top three floors are in poor condition.

SUBSTANDARD

Building Classified by

Thomas J. Couray
Chas. T. Main, Inc.

Date

4/17/73

Countersigned by

David J. Edwards
Authorized Officer, Chas. T. Main, Inc.

Date

4/17/73

Boston Redevelopment Authority

Warren J. Vincent
Project Engineer

Date

4/17/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. MARK PLAZA

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 7015

NUMBER OF FLOORS 4 + BSF

ADDRESS 105-109 Stuart Street

OWNER/AGENT T. J. Boyle Et Al

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	11	4	2.8
b) Base matl. loose, miss., broken	11	4	2.8
c) Evidence of leaks	6	5	1.2
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	11	5	2.2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	—	2
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	1	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	—	2
b) Cols, piers, loose, missing, det.	1	—	1
d) Framing split, deteriorated	3	—	3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	—	2
b) Roof sags or out of line	2	—	2

Minor Deficiencies

$$\frac{\text{Score}}{\text{Total}} = \frac{212}{99} = 217$$

Major Defects = 4

Minor Defects = 1

Ref.
Item

2(b) The basement floor is brick construction & very undulating

5 Basement & first floor have modern plumbing. Above iron piping was used with iron hoppers except for the second floor toilets where A were inoperable.

15(b) Lally columns & additional timbers have been used at the back to enable the floor to carry in load here.

16 Most joists (as found) used in the basement & first floors. Gas fired cast iron radiators in the floors above.

17 Electric water heater for basement & first floors. Gas water heater above

19 AC for basement & first floors DC above

28c. The brick chimney above roof level is out of plumb

8(b) Sandstone lintels & particularly sills are crumbling and showing laminar splitting.

The bearing appears to be structurally sound except for the details discussed above.

Note: Interior condition of the top three floors is in bad condition.

Building Surveyed by

M. J. and

M. J. and

Mar 13 1973

Date

Countersigned by

David C. Leonard

4/12/73

Date

Boston Redevelopment Authority

Warren J. Vincent

4/17/73

Date

Project Engineer

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	69A/6A and 69B/6B
ADDRESS	111-113 Stuart St.
OWNER/AGENT	
ALSO KNOWN AS	Sizzlebord Restaurant and Apt.s

The building is in poor condition structurally. Exterior masonry and trim is deteriorated in many places.

Window frames are in bad condition: rotting and separating from the surrounding brickwork.

Some wiring is exposed.

SUBSTANDARD

Building Classified by	<u>Francis J. Conroy</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>David J. Vincent</u>	<u>4/11/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 373

BUILDING NO. 69A/6A, 69B/6B

NUMBER OF FLOORS 4 + Bst

ADDRESS 111-113 Stuart Street

OWNER/AGENT Saxon Theatre Corporation of America

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	5	5	1
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	7	5	1.4
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			3
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			5
b) Found, det., sinking, out of line			2
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			4
d) Framing split, deteriorated			3
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Limit}} = \frac{120}{81} = 1.48$$

Minor Defects = 0

Major Defects = 3

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

30

BRA PROJ. NAME & NO.

PARK PLAZA

BRA BLK. & P. L. NO. 393

WARD NO. DATE: 5 3-13-73 A.M.

141

BUILDING NO. 64A/6A 098/68

ADDRESS 111-113 Stuart Street

Saxon Theatre Corporation of America

ALSO KNOWN AS

MATERIAL CODE:		MATERIAL CODE: (Cont.)		LOCATION CODE:		BUILDING TYPE:		OCCUPANCY TYPE:	
AL	Aluminum	SM	Sheet Metal	AL	Alley	Type I	Fireproof	Group A	Theatres
ASB	Abrasive	STL	Steel	CT	Curt	Type II	Semi-Fireproof	Group B	Halls
B	Brick	STO	Stone	ST	Street	Type III	Heavy Timber	Group C	Schools
BR	Brass/Brass	STU	Stucco	O	Other	Type IV	Light Wood & Masonry	Group D	Hospitals & Detention Buildings
C	Ceramic	T	Tile	S-BST	Subbasement	Type V	Light Wood & Masonry	Group E	Commercial Bldgs. of Hazardous Occupancy
CB	Concrete Block	WD	Wood	BST	Basement	Type VI	Metal Frame	Group F	Office & Commercial Buildings
CI	Cast Iron	T & G	Tar & Gravel	FUP	Floor No.		Wooden Frame	Group G	Commercial Bldgs. of Non-hazardous Occupancy
CONC	Concrete			MEZ	Mezzanine			Group H	Unlimited Habitation & Large Dwellings
CL	Copper			PII	Penthouse			Group I	Limited Habitation & Small Dwellings
GL	Glass			AT	Attic			Other	
GR	Grout	1	No deficiencies or deterioration	LT	Left				
HAC	Hanging Acoustical	2	Def. - det. less than 25%	RT	Right				
L	Lead	3	Def. - det. 25% to 50%	FT	Front				
M	Marble	4	Def. - det. Over 50%	R	Rear				
OJ	Open Joint	M	Makeshift - Inadequate	F	Front				
PL	Plastic	X	None or not applicable	S	Side				
SL	Slate	S	Not seen, inaccessible						

CHECK HERE:

No floor number 13 ☒

Subbasement ☒

Crawl Space ☒

CHECK HERE:
No floor number
Subbasement
Crawl Space

BUILDING TYPE	OCCUPANCY GROUP	YEAR BUILT
TV	Other	

[illegible]

Ref
Item

(76) The fire extinguisher not oper. b/c. no
oil. 6/16/64. An ACC inspection recommended

Building Surveyed by William J. Vincent Date 4/13/73

Countersigned by William J. Vincent Date 4/13/73

Boston Redevelopment Authority
Project Engineer

disappearing One unit is carried over from previous page.

[illegible]

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MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	68/7
ADDRESS	115-117-119-121 STUART STREET
OWNER/AGENT	
ALSO KNOWN AS	"THE LIVING ROOM"

The building appears to be sound except that the roof sags slightly in the center where air conditioning equipment is located. There is evidence of water retention here.

STANDARD

Building Classified by	<u>Thomas J. Conroy</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>D. C. [Signature]</u>	<u>4/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.A.R. NO. 393

BUILDING NO 66/7

NUMBER OF FLOORS 1

ADDRESS 115-117-119-121 Stuart Street

OWNER/AGENT Peter J. Faumura

ALSO KNOWN AS Living Room

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material			-
b) Base matl. loose, miss., broken			-
c) Evidence of leaks			-
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched			1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			1
b) Other			-
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			-
b) Found, det., sinking, out of line			-
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			-
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			-
b) Cols, piers, loose, missing, det.			-
d) Framing split, deteriorated			-
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			2
b) Roof sags or out of line			2

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{33}{29} = 1.14$$

Minor Defects = 0

Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA BLDG NAME & NO
BRA BLK. & PAR. NO. 323
BUILDING NO 607

13th PLAZA

WARD NO. DATE 5 3 12 73 (A.M.) P.M.

ADDRESS 115-117-119-121 Stuart Street
OWNER AGENT Ref. J. Flumara Room 1

No. Floors 7
No. D.U.'s 47

MATERIAL CODE: (Cont.)
AL - Sheet Metal
ASB - Brick
B - Back
BR - Brass Bronce
C - Concrete
CB - Concrete Block
CL - Cast Iron
CONC - Concrete
CU - Copper
GR - Granite
Hae - Hanging Acoustical
L - Lead
M - Marble
MJ - Open Jost
PL - Plaster
SL - Slate

LOCATION CODE:
AL - Alley
CT - Court
ST - Street
O - Other
S-BST - Subbasement
L-UP - Basement
MEZ - Mezzanine
AT - Attic
Rt - Right
Lt - Left
F - Front
R - Rear
S - Side

BUILDING TYPE:
Type I - Fireproof
Type II - Semi-Fireproof
Type III - Heavy Timber & Masonry
Type IV - Light Wood & Masonry
Type V - Metal Frame
Type VI - Wooden Frame

MISC. SYMBOLS:
Y - Yes
N - No
P - Partial
- - See "Comments"

Type Structure: A ✓ S D
Structure Converted: Yes ✓ No From *

OCCUPANCY GROUP:
Group A - Theatres
Group B - Halls
Group C - Schools
Group D - Hospitals & Detention Buildings
Group E - Commercial Bldgs. of Hazardous Occupancy
Group F - Office & Commercial Buildings
Group G - Commercial Bldgs. of Non-hazardous Occupancy
Group H - Unlimited Habitation & Large Dwellings
Group I - Limited Habitation & Small Dwellings
Other - Lounge - Bar

BUILDING TYPE	MATERIAL	OCCUPANCY GROUP										YEAR BUILT									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	M				
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) 12th B	a) Cracks in brick material																				
b) Floor mtl. loose, missing, broken																					
c) Evidence of leaks																					
2. INSIDE CEILINGS (01, PL, SM, C, H, D, S, T, C)	a) Cracks in plaster																				
b) Floor mtl. loose, missing, broken																					
c) Evidence of leaks																					
3. FLOORS (WD, Conc)	a) Flooring worn, loose, or missing																				
b) Floor sagging or pitched																					
c) Floor joists (V, D, S, H, AL)	a) Floor joists deteriorated																				
d) Wood & Sky-l. escape and/or obst.																					
4. UTILITIES (F, V, H, S, T, C, D, M, X, S)	a) Fixtures, Modern																				
b) Fix., Vent., V. currently																					
c) Supply lines																					
d) Drain lines																					
5. TOILET ROOMS (1, 2, 3, 4, M, X, S)	a) Walls																				
b) Ceiling																					
c) Floor																					
d) Partitions																					
e) Ventilated, Currently																					
f) ELECTRICAL (1, 2, 3, 4, M, X, S)																					
6. Windows, Exposed																					
a) Windows, Exposed																					
b) Fixtures, modern																					

CHECK HERE:
No floor number 13
Subbasement
Crawl Space

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		—	—
a) Masonry & joints — loose, missing or det.		Q	1
b) Other		—	—
c) Tiltin, loose, missing or det.		SM	1
d) Walls out of plumb	1 lane	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		—	3
a) Foundation for e. broken, or det.		—	—
b) Foundation for c. broken, or det.		—	—
c) Foundation for d. broken, or det.		—	—
d) Foundation for e. broken, or det.		—	—
10. ROOFING (1, 2, 3, 4, M, X, S)		SM	1
a) Leaky (S, M, T, U)		—	1
b) Additional leaks (1, 2, 3, 4, M, X, S)	No. 1	—	1
c) Shingles worn, broken, sagging		—	—
d) Rafters, loose, missing, broken		—	—
11. FRONT ENTR. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		Y	N
b) Walls cracked, broken, or det.		—	—
c) Floors worn, sagging, or det.		—	—
d) Stairs worn, broken, sagging		—	—
e) Railings, loose, broken, missing		Y	N
f) Lighting fixtures present, operable		Y	N
12. PANIC BARS		—	—
a) Obstructed		Y	N
b) Walls, cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
13. BASEMENT (1, 2, 3, 4, M, X, S)		—	—
a) Foundation walls deteriorated		—	—
b) Cols, pier., etc., missing, det.		—	—
c) Ceiling for e. missing, det.		—	—
d) Framing, pilt, deteriorated		—	—
e) Imperious floor, broken, det., missing		—	—
f) Doors, bulkheads, deteriorated		—	—
14. Wind & skylts. deteriorated		—	—
15. Wind & skylts. obstructed		—	—
16. Stairs deteriorated		—	—
17. Stairs obstructed		Y	N
18. Lighting fix. present, operable		Y	N
19. Cellar properly ventilated		Y	N
20. Free of dampness, water		Y	N
21. Plumbing, leaks & corrosion		Y	N
22. Sump pump & pit		Y	N
23. Enclosed boiler room		Y	N
24. Boiler room ventilated		Y	N
25. Boiler room door metal clad		Y	N
26. Boiler room door self closing		Y	N
No.		—	—

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) On Gas, Coal, Purch. Steam		—	—
c) Type	Hot Air	—	—
d) Hot Water	blu/hr	—	—
e) Unit Heaters, Finned Tube, Purch. Steam	blu/hr	—	—
f) Incinerator, Masonry	blu/hr	—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) On Gas, Coal, Purch. Steam		—	—
c) Type	Sidarm, Internat. Security	—	—
d) Capacity	— gph — °F	—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		—	—
a) AC	DC	—	—
b) Volts 120/200/480		—	—
c) Switchgear, modern		Y	N
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		—	—
a) Type		—	—
b) Service:		—	—
c) Cooling	Htg & Cooling	—	—
d) Size	7 1/2 Tons	—	—
e) System:		—	—
f) Pkg Unit, Central Fan, Fan Coil Unit		—	—
g) Cooling:		—	—
h) Direct Exp., Chilled Water, Purch. Brina		—	—
i) Condensing:		—	—
j) City Water, Cooling Tower, Evap. Cond.		—	—
k) Ductwork: Yes No	100% Bldg.	—	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		—	—
a) DX, Brine, Purch. Brine		—	—
b) Area	s.f.	—	—
c) Condenser	Temp. — °F	—	—
d) City Water, Evaporation, Cooling Tower		—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Stairs worn, broken, or sagging		—	—
b) Railings, loose, missing, broken		—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		Y	N
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		Y	N
h) Panic bars		Y	N

		MATL/COND	
23. DELIVERY FACILITIES		—	—
a) Off Street Loading No.		Y	N
b) On Street Loading No.	1	Y	N
c) R. R. Siding No.		Y	N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		—	—
a) Flooding loose, missing, or det.		—	—
b) Str. mounds det., out of plumb, or time		—	—
c) Found, piers, det., or out of time		—	—
d) Stairs to grade		—	—
e) Loading loose, broken, missing, or det.		—	—
25. ELEVATORS (1, 2, 3, 4, M, X, S)		—	—
a) Cable		—	—
b) Freight No.		—	—
c) Passenger No.		—	—
d) Sidewalk No.		—	—
e) Drive AC DC		—	—
f) Manually operated		—	—
g) Semi-automatic		—	—
h) Automatic		—	—
i) Elevator(s) enclosed No.		—	—
j) Empty elevator shaft No.		—	—
k) Power Source, Purch.		—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		—	—
a) Sprinklers dry		—	—
b) Fire Detectors, Mech.		—	—
c) Portable Extinguishers		—	—
d) Standpipes		—	—
e) Fire Towers		—	—
f) Fire escapes, No.		—	—
27. TENNHOUSE (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		Y	N
b) Stairs worn, broken, sagging		—	—
c) Walls cracked, broken, or det.		—	—
d) Wind & skylts deteriorated		—	—
e) Wind & skylts opaque and/or obst.		—	—
28. ROOF (1, 2, 3, 4, M, X, S)		—	—
a) Roof mtl. loose, missing, or det.		—	—
b) Roof sags or out of line		—	—
c) Chimney(s) det., or out of plumb		—	—
d) Gutters, downsp., loose, missing, det.		—	—
e) Cornices, fascia, loose, missing, det.		—	—
29. PARKING (1, 2, 3, 4, M, X, S)		—	—
a) Open		Y	N
b) Roof		Y	N
c) Garaged		Y	N
d) Garage Condition (1, 2, 3, 4, M, X, S)		—	—

Ref
Item

This building was remodeled internally in 1966 for which Fred Lense was employed (Architect). The ground floor was made of concrete and no basement was reported. The roof framing is of bar joist construction with metal decking & built-up roof on top. Some sagging and water collection is evident at the center of the roof in the area of the air conditioning equipment. Rubbish has been allowed to collect on the roof.

Edward M. McNamee

Building Surveyed by

1/14/12/1973
Date

Countersigned by

W. J. Vincent

9/11/73
Date

Boston Redevelopment Authority

W. J. Vincent
Project Engineer

9/13/73
Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	67/8
ADDRESS	123 Stuart St.
OWNER/AGENT	Angelina Vara
ALSO KNOWN AS	1-2-3 Lounge

There is evidence of roof leaks in the interior ceilings.

Sinks and plumbing leak.

Ceilings in the basement are torn open in many places.

SUBSTANDARD

Building Classified by	<u>Francis Flourey</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>David C. Little</u>	<u>4/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 6718

NUMBER OF FLOORS 11 Bsf

ADDRESS 123 Stuart Street

OWNER/AGENT Angelina Varga

ALSO KNOWN AS _____

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	1	1	1
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	3	2	1.5
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			2
b) Other			-
d) Walls out of plumb ; Line ; Loca.			2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			-
b) Found, det., sinking, out of line			-
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			-
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			1
b) Cols, piers, loose, missing, det.			x
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			3
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{85}{41} = 2.07$$

$$\text{Minor Defects} = 1$$

$$\text{Major Defects} = 1$$

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BIA PROJ. NAME & NO. PARK PLAZABIA BLK. & PAR. NO. 323WARD NO. DATE 5 3/2/73 A.M. P.M.BUILDING NO. 676ADDRESS 123 Stuart StreetOWNER/AGENCY Angelo and VargaALSO KNOWN AS 123 Lounge

MATERIAL CODE: (Cont.)		LOCATION CODE:		BUILDING TYPE:		OCCUPANCY GROUP:	
AL	SM	AL	ST	Type I	Group A	No. Floors	No. D.U.'s
ASB	STL	CT	ST	Type II	Group B	1	1
B	STO	O	ST	Type III	Group C		
BR	STU	S-BST	ST	Type IV	Group D		
C	T	BST	ST	Type V	Group E		
CB	WD	BST	ST	Type VI	Group F		
CT	T & G	BST	ST		Group G		
CONC		MEZ	ST		Group H		
CU		MEZ	ST		Group I		
GR		MEZ	ST		Other		
GL		MEZ	ST				
H		MEZ	ST				
HL		MEZ	ST				
J		MEZ	ST				
ML		MEZ	ST				
OL		MEZ	ST				
PL		MEZ	ST				
SL		MEZ	ST				

BUILDING TYPE: II OCCUPANCY GROUP: Other YEAR BUILT: 1973

Floor Location	MATERIAL/CONDITION																
	S-BST	BST	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1 INSIDE WALLS (1, 2, 3, 4, M, X, S)																	
a) Cracks in base material																	
b) Base matl. loose, miss., broken																	
c) Evidence of leaks																	
2 INSIDE CEILING (1, 2, 3, 4, M, X, S)																	
a) Cracks in base material																	
b) Base matl. loose, miss., broken																	
c) Evidence of leaks																	
3 FLOORS (1, 2, 3, 4, M, X, S)																	
a) Flooring worn, loose, or missing																	
b) Floor strength or pitched																	
c) Inoperative or deteriorated																	
d) Wind, & Slope and/or obstruct.																	
4 UTILITIES (1, 2, 3, 4, M, X, S)																	
a) Fixtures, Modern																	
b) Fix., Vented, Currently																	
c) Supply lines																	
d) Drain line																	
5 TOILET ROOMS (1, 2, 3, 4, M, X, S)																	
a) Walls																	
b) Ceiling																	
c) Floor																	
d) Partitions																	
e) Ventilated, Currently																	
f) UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																	
a) Wiring, exp. + 1																	
b) Fixtures, modern																	

CHECK HERE:

No floor number 13

Subbasement

Crawl Space

See Lounge

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & joints — Loose, missing or det.	1
b) Other	1
c) Trim, loose, missing or det.	1
d) Walls not on plumb — i Line — j Low.	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Foundation, set, sinking, out of line	1
b) Foundation, set, sinking, out of line	1
10. FOUNDATIONS INTERIOR (1, 2, 3, 4, M, X, S)	
a) Foundation, set, sinking, out of line	1
b) Foundation, set, sinking, out of line	1
11. ROOFING (1, 2, 3, 4, M, X, S)	
a) Roofing, loose, missing, broken	1
b) Roofing, loose, missing, broken	1
c) Roofing, loose, missing, broken	1
d) Roofing, loose, missing, broken	1
e) Roofing, loose, missing, broken	1
f) Roofing, loose, missing, broken	1
12. BASEMENT (1, 2, 3, 4, M, X, S)	
a) Foundation, walls deteriorated	1
b) Columns, pierce, loose, missing, det.	1
c) Ceiling for e, missing, det.	1
d) Framing, split, deteriorated	1
e) Impertion, floor, broken, det., missing	1
f) Doors, bulkheads, deteriorated	1
g) Wind & skylite, deteriorated	1
h) Wind & skylite, opening and/or obst.	1
i) Stairs deteriorated	1
j) Stairs obstructed	1
k) Latching fix. present, operable	1
l) Ceiling properly ventilated	1
m) Fire of dampness, water	1
n) Plumbing, leaks & corrosion	1
o) Sump pump & pit	1
p) Enclosed boiler room	1
q) Boiler room ventilated	1
r) Boiler room door metal clasp	1
s) Boiler room door self closing	1

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	1
b) Type — Hot Air	1
c) Type — Hot Air	1
d) Type — Hot Air	1
e) Type — Hot Air	1
f) Type — Hot Air	1
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
a) Method	1
b) Type — Steam	1
c) Type — Steam	1
d) Type — Steam	1
e) Type — Steam	1
f) Type — Steam	1
18. UTILITIES ELECTRIC UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC	1
b) AC	1
c) AC	1
d) AC	1
e) AC	1
f) AC	1
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	
a) Service	1
b) Service	1
c) Service	1
d) Service	1
e) Service	1
f) Service	1
20. UTILITIES PRODUCT REFRI. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Pumph. Brine	1
b) DX, Brine, Pumph. Brine	1
c) DX, Brine, Pumph. Brine	1
d) DX, Brine, Pumph. Brine	1
e) DX, Brine, Pumph. Brine	1
f) DX, Brine, Pumph. Brine	1
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	
a) Stairs, worn, broken, or sagging	1
b) Stairs, worn, broken, or sagging	1
c) Stairs, worn, broken, or sagging	1
d) Stairs, worn, broken, or sagging	1
e) Stairs, worn, broken, or sagging	1
f) Stairs, worn, broken, or sagging	1
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Stairs, worn, broken, or sagging	1
b) Stairs, worn, broken, or sagging	1
c) Stairs, worn, broken, or sagging	1
d) Stairs, worn, broken, or sagging	1
e) Stairs, worn, broken, or sagging	1
f) Stairs, worn, broken, or sagging	1
23. DELIVERY FACILITIES	
a) Off Street Loading No.	1
b) On Street Loading No.	1
c) On Street Loading No.	1
d) On Street Loading No.	1
e) On Street Loading No.	1
f) On Street Loading No.	1
24. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
25. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
26. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
27. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
28. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
29. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
30. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1

	MATL/COND
23. DELIVERY FACILITIES	
a) Off Street Loading No.	1
b) On Street Loading No.	1
c) On Street Loading No.	1
d) On Street Loading No.	1
e) On Street Loading No.	1
f) On Street Loading No.	1
24. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
25. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
26. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
27. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
28. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
29. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1
30. EXHAUSTING PLATFORM (1, 2, 3, 4, M, X, S)	
a) Platform loose, missing, or det.	1
b) Platform loose, missing, or det.	1
c) Platform loose, missing, or det.	1
d) Platform loose, missing, or det.	1
e) Platform loose, missing, or det.	1
f) Platform loose, missing, or det.	1

Ref.	Item
1	1960-1961
2	1962-1963
3	1964-1965
4	1966-1967
5	1968-1969
6	1970-1971
7	1972-1973
8	1974-1975
9	1976-1977
10	1978-1979
11	1980-1981
12	1982-1983
13	1984-1985
14	1986-1987
15	1988-1989
16	1990-1991
17	1992-1993
18	1994-1995
19	1996-1997
20	1998-1999
21	2000-2001
22	2002-2003
23	2004-2005
24	2006-2007
25	2008-2009
26	2010-2011
27	2012-2013
28	2014-2015
29	2016-2017
30	2018-2019
31	2020-2021
32	2022-2023
33	2024-2025
34	2026-2027
35	2028-2029
36	2030-2031
37	2032-2033
38	2034-2035
39	2036-2037
40	2038-2039
41	2040-2041
42	2042-2043
43	2044-2045
44	2046-2047
45	2048-2049
46	2050-2051
47	2052-2053
48	2054-2055
49	2056-2057
50	2058-2059
51	2060-2061
52	2062-2063
53	2064-2065
54	2066-2067
55	2068-2069
56	2070-2071
57	2072-2073
58	2074-2075
59	2076-2077
60	2078-2079
61	2080-2081
62	2082-2083
63	2084-2085
64	2086-2087
65	2088-2089
66	2090-2091
67	2092-2093
68	2094-2095
69	2096-2097
70	2098-2099
71	2100-2101
72	2102-2103
73	2104-2105
74	2106-2107
75	2108-2109
76	2110-2111
77	2112-2113
78	2114-2115
79	2116-2117
80	2118-2119
81	2120-2121
82	2122-2123
83	2124-2125
84	2126-2127
85	2128-2129
86	2130-2131
87	2132-2133
88	2134-2135
89	2136-2137
90	2138-2139
91	2140-2141
92	2142-2143
93	2144-2145
94	2146-2147
95	2148-2149
96	2150-2151
97	2152-2153
98	2154-2155
99	2156-2157
100	2158-2159
101	2160-2161
102	2162-2163
103	2164-2165
104	2166-2167
105	2168-2169
106	2170-2171
107	2172-2173
108	2174-2175
109	2176-2177
110	2178-2179
111	2180-2181
112	2182-2183
113	2184-2185
114	2186-2187
115	2188-2189
116	2190-2191
117	2192-2193
118	2194-2195
119	2196-2197
120	2198-2199
121	2200-2201
122	2202-2203
123	2204-2205
124	2206-2207
125	2208-2209
126	2210-2211
127	2212-2213
128	2214-2215
129	2216-2217
130	2218-2219
131	2220-2221
132	2222-2223
133	2224-2225
134	2226-2227
135	2228-2229
136	2230-2231
137	2232-2233
138	2234-2235
139	2236-2237
140	2238-2239
141	2240-2241
142	2242-2243
143	2244-2245
144	2246-2247
145	2248-2249
146	2250-2251
147	2252-2253
148	2254-2255
149	2256-2257

28 Roof has considerable rubbish on it & the interior shows evidence of extensive dampness/leaking

Since the previous review in 1964 the facilities have deteriorated, sinks and plumbing are leaking showing a lack of maintenance. Feelings in the basement are torn apart.

Building Surveyed by W. Vincent Date Mar. 13 1973

Countersigned by David L. Gledhill 2/5/27

Boston Redevelopment Authority

Project Engineer

William J. Vincent

Date *4/13/73*

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	66/9
ADDRESS	131 STUART STREET
OWNER/AGENT	
ALSO KNOWN AS	GARY THEATRE

The roof has three low spots due to sagging, which has caused considerable damage on the floors below.

The parapet capping is deteriorated in many places.

Plumbing is not operating on floors three and four which are unoccupied.

STANDARD

Building Classified by	<u><i>Francis J. Torrey</i></u>	<u><i>1/17/73</i></u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u><i>James J. Vincent</i></u>	<u><i>1/17/73</i></u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u><i>Walter J. Vincent</i></u>	<u><i>1/17/73</i></u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 6619

NUMBER OF FLOORS

ADDRESS 131 STUART ST.

OWNER/AGENT Saxon Theatre Co.-p. of America

ALSO KNOWN AS GARY THEATRE

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	4	2	2.0
b) Base matl. loose, miss., broken	1	1	1.0
c) Evidence of leaks	9	6	1.5
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	6	6	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	—	2.0
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	1	—	1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	1	1	1.0
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	1	2.0
b) Cols, piers, loose, missing, det.	1	1	1.0
d) Framing split, deteriorated	1	1	1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	1	2.0
b) Roof sags or out of line	2	1	2.0

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{amt}} = \frac{128}{80} = 1.6$$

Minor Defects = 0

Major Defects = 0

FO

15.3

WARD NO. DATE 5 3-2-73 A.M.

10

No. Floors . . .	4
No. D.U.'s . . .	N

OCCUPANCY GROUP:
 Group A ← Theatres
 Group B — Halls

— Schools
— Hospitals & Detent
— Commercial Bldgs.

Group F — Office & Commercial
Group G — Commere'l Bldgs. of
Group H — Unlimited Habitation

Group 1 — Limited Habitation
(Other)

D
 CHECK HER
 No floor num
 Subbasement

From	To	Space
1	2	
3	4	
5	6	
7	8	
9	10	
11	12	
13	14	
15	16	
17	18	
19	20	
21	22	
23	24	
25	26	
27	28	
29	30	
31	32	
33	34	
35	36	
37	38	
39	40	
41	42	
43	44	
45	46	
47	48	
49	50	
51	52	
53	54	
55	56	
57	58	
59	60	
61	62	
63	64	
65	66	
67	68	
69	70	
71	72	
73	74	
75	76	
77	78	
79	80	
81	82	
83	84	
85	86	
87	88	
89	90	
91	92	
93	94	
95	96	
97	98	
99	100	

YEAR BUILT:				
EDITION				
7	8	9	10	11

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	
a) Masonry & joints — loose, missing or det.	A — 2
b) Other	X —
c) Tilt, loose, missing or det.	— 2
d) Walls out of plumb	— 1
9. EXTERIOR EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Sills & lintels, broken, or det.	S —
b) Lintel, not, sinking, out of line	S —
c) Sills, not, sinking, out of line	S —
d) Sills, not, sinking, out of line	S —
10. EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Addition, broken, (1, 2, 3, 4, M, X, S)	AL — 1
b) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
c) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
d) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
e) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
f) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
11. EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
b) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
c) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
d) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
e) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
f) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
12. EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
b) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
c) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
d) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
e) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
f) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
13. EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
b) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
c) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
d) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
e) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
f) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
14. EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
b) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
c) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
d) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
e) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
f) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
15. EXTERIOR (1, 2, 3, 4, M, X, S)	
a) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
b) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
c) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
d) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
e) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1
f) Addition, broken, (1, 2, 3, 4, M, X, S)	— 1

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	
a) Method	—
b) Oil, Gas, Coal, (Purch, Steam)	—
c) Type — Hot Air	—
d) Type — Hot Air	—
e) Type — Hot Air	—
f) Type — Hot Air	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	
a) Method	—
b) Oil, Gas, Coal, Purch, Steam	—
c) Type — Steam, Internal, Separate	—
d) Type — Steam, Internal, Separate	—
e) Type — Steam, Internal, Separate	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	
a) AC	—
b) DC	—
c) Switchgear, modern	—
d) Switchgear, modern	—
e) Switchgear, modern	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	
a) Service	—
b) Service	—
c) Service	—
d) Service	—
e) Service	—
20. UTILITIES-PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	
a) DX, Brine, Purch, Brine	—
b) Area	—
c) Condenser	—
d) City Water, Evaporation, Cooling Tower	—
e) City Water, Evaporation, Cooling Tower	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	
a) Stairs, worn, broken, or sagging	—
b) Railings, loose, broken, or sagging	—
c) Railings, loose, broken, or sagging	—
d) Railings, loose, broken, or sagging	—
e) Railings, loose, broken, or sagging	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	
a) Obstructed	—
b) Walls cracked, broken, or det.	—
c) Ceilings cracked, broken, or det.	—
d) Floors worn, sagging, or det.	—
e) Stairs worn, broken, or sagging	—
f) Railings loose, broken, or sagging	—
g) Lighting fixtures present, operable	—
h) Panic bars	—

	MATL/COND
23. DELIVERY FACILITIES	
a) Oil Street Loading No.	Y N
b) On Street Loading No.	Y N
c) R. R. Loading No.	Y N
d) Loading Platform (1, 2, 3, 4, M, X, S)	—
a) Flooring loose, missing, or det.	—
b) Sills, members det., out of plumb, or line	—
c) Foundations, piers, det., or out of line	—
d) Stairs to grade	—
e) Loading loose, broken, missing, or det.	—
24. ELEVATORS (1, 2, 3, 4, M, X, S)	
a) Cable	—
b) Freight No.	—
c) Passenger No.	—
d) Side walk No.	—
e) Drive AC DC	—
f) Manually operated	—
g) Semi-automatic	—
h) Automatic	—
i) Elevator(s) enclosed No.	—
j) Empty elevator shaft No.	—
k) Power Source, Purch.	—
25. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	
a) Sprinklers dry	—
b) Fire Detectors, Mech.	—
c) Portable Extinguishers	—
d) Standpipes	—
e) Fire Towers	—
f) Fire Escapes, No.	—
g) Emergency Lights	—
26. TENTHOUSE (1, 2, 3, 4, M, X, S)	
a) Obstructed	—
b) Stairs worn, broken, sagging	—
c) Walls cracked, broken, or det.	—
d) Wind & skylights deteriorated	—
e) Wind & skylights unique and/or obst.	—
27. ROOF (1, 2, 3, 4, M, X, S)	
a) Roof mat, loose, missing, or det.	—
b) Roof sags or out of line	—
c) Chimney(s) det. or out of plumb	—
d) Gutters, downspouts, loose, missing, det.	—
e) Cornices, fascia, loose, missing, det.	—
28. ATTIC (1, 2, 3, 4, M, X, S)	
a) Open	—
b) Roof	—
c) Garaged	—
d) Garage Condition (1, 2, 3, 4, M, X, S)	—

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	65/10
ADDRESS	133-135 STUART STREET
OWNER/AGENT	SAXON THEATRE CORP. OF AMERICA
ALSO KNOWN AS	UNION OYSTER HOUSE

The apartments on the upper floors were not available for inspection.

The structure appears to be sound.

Brick chimneys are out of plumb and mortar is missing in them.

STANDARD

Building Classified by	<u><i>Daniel J. Conroy</i></u>	<u><i>4/17/73</i></u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u><i>James J. Vincent</i></u>	<u><i>4/17/73</i></u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u><i>James J. Vincent</i></u>	<u><i>4/17/73</i></u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 393

BUILDING NO. 65/10

NUMBER OF FLOORS 5 + Bst

ADDRESS 133-135 Stuart Street

OWNER/AGENT Saxon Theatre Corp. of America

ALSO KNOWN AS _____

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	-	-	-
a) Cracks in base material	1	1	1.0
b) Base matl. loose, miss., broken	1	1	1.0
c) Evidence of leaks	2	2	1.0
3. FLOORS (WD, Conc)%	-	-	-
b) Floor sagging or pitched	2	2	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.			2.0
b) Other			1
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.			1
b) Found, det., sinking, out of line			1
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.			1
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

Minor Deterioration = $\frac{\text{Score}}{\text{count}} = \frac{67}{58} = 1.15$ Minor Defects = 0
Major Defects = 0

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. CBD R 83
BRA BLK. & PAR. NO. 393
BUILDING NO. 6510
WARD NO. DATE 5 3 20 7 1/2 A.M. P.M.

ADDRESS 133-135 South Street
OWNER/AGENT Seaton Theatre Corporation of America

ALSO KNOWN AS
MATERIAL CODE: (Cont.)
AL - Aluminum
ASB - Steel
B - Brick
BR - Brick
C - Concrete
CB - Concrete Block
CL - Cast Iron
CONC - Concrete
CU - Copper
GR - Granite
HAC - Hanging Acoustical
L - Lead
M - Marble
OJ - Open Joist
PL - Plyer
SL - Slit
MATERIAL CODE: (Cont.)
SM - Sheet Metal
STL - Steel
STU - Stone
T - Tile
WD - Wood
T & G - Tar & Gravel
CONDITION CODE:
1 - No deficiencies or deterioration
2 - Def. - det. less than 25%
3 - Def. - det. 26% to 50%
4 - Def. - det. Over 50%
M - Makeshift - Inadequate
X - None or not applicable
S - Not seen, inaccessible
LOCATION CODE:
AL - Alley
CT - Court
ST - Street
O - Other
S-BST - Subbasement
B-ST - Basement
1-Up - 1st Floor No.
MEZ - Mezzanine
PIL - Penthouse
AT - Attic
Rt - Right
Lt - Left
F - Front
R - Rear
S - Side
BUILDING TYPE:
Type I - Fireproof
Type II - Semi-Fireproof
Type III - Heavy Timber & Masonry
Type IV - Light Wood & Masonry
Type V - Metal Frame
Type VI - Wooden Frame
MISC. SYMBOLS:
Y - Yes
N - No
P - Partial
* - See "Comments"
Type Structure: A ☒ S ☐ D ☐
Structure Converted: Yes ☒ No ☐ From

BUILDING TYPE: 3 No. Floors 3 No. D.U.'s 2
OCCUPANCY GROUP: 3
YEAR BUILT: 13

Floor Location	MATERIAL/CONDITION															OCCUPANCY GROUP	
	S-BST	BST	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1 INSIDE WALLS (1, 2, 3, 4, M, X, S) / 20% WD																	
a) Cracks in base material																	
b) Base mat. loose, miss., broken																	
c) Evidence of leaks																	
2 INSIDE CEILINGS (01, PL, SM, C, HAC) / 20% WD																	
a) Cracks in base material																	
b) Base mat. loose, miss., broken																	
c) Evidence of leaks																	
3 FLOORS (WD, Conc)																	
a) Flooring worn, loose, or missing																	
b) Floor sagging or pitched																	
4 WINDOWS (WD, STL, AL)																	
a) Inoperable or determined																	
b) Wind & Sk. Its opaque and/or obst.																	
5 UTILITIES PLUMBING (1, 2, 3, 4, M, X, S)																	
a) Fixtures, Modern																	
b) Fix., Vented, Currently																	
c) Supply lines																	
d) Drain lines																	
6 TOILET ROOMS (1, 2, 3, 4, M, X, S)																	
a) Walls																	
b) Ceiling																	
c) Floor																	
d) Partitions																	
7 UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)																	
a) Wiring, exposed																	
b) Fixtures, modern																	

CHECK HERE:
No floor number 13 ☒
Subbasement ☒
Crawl Space ☒

	MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—
a) Masonry & joints — loose, missing or del.	1/3
b) Other	2
c) Thin, loose, missing or del.	3
d) Walls out of plumb — i. Line — i. Level.	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—
a) Surface loose, broken, or del.	—
b) Found, not sinking, out of line	—
10. FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)	—
a) Foundation loose, broken, or del.	—
b) Adjunct ligers (1, 2, 3, 4, M, X, S)	WD AL
c) Foundation walls (1, 2, 3, 4, M, X, S)	—
d) Status worn, broken, sagging	—
e) Railings loose, missing, broken	—
11. FOUND. INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N P
b) Walls or ceiling, broken, or del.	PC-T
c) Ceilings cracked, broken, or del.	PL
d) Floors worn, sagging, or del.	WD Rtg S
e) Status worn, broken, sagging	WD Rtg S
f) Railings loose, broken, missing	WD-ST
g) Lighting fixtures present, operable	Y N
h) Panic Bars	Y N
12. FOUND. EXTERIOR (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N P
b) Walls, cracked, broken, or del.	PL
c) Ceilings cracked, broken, or del.	PL
d) Floors worn, sagging, or del.	WD Rtg S
e) Status worn, broken, sagging	WD Rtg S
f) Railings loose, broken, missing	WD-ST
g) Lighting fixtures present, operable	Y N
h) Panic Bars	Y N
13. FOUND. INT. (1, 2, 3, 4, M, X, S)	—
a) Foundation walls, deteriorated	—
b) Ceilings, loose, missing, del.	—
c) Ceiling loose, missing, del.	—
d) Framing, split, deteriorated	—
e) Imperious floor, broken, del., missing	—
f) Doors, bulkheads, deteriorated	—
g) Wind & skylits, deteriorated	—
h) Wind & skylits, opaque and/or obs.	—
i) Stairs deteriorated	—
j) Stairs obstructed	Y N P
k) Lighting fix. present, operable	Y N S
l) Ceiling properly ventilated	Y N S
m) Free of dampness, water	Y N S
n) Plumbing, leaks & corrosion	Y N S
o) Sump pump & pit	Y N S
p) Enclosed boiler room	Y N S
q) Boiler room ventilated	Y N S
r) Boiler room door metal clad	Y N S
s) Boiler room door self closing	Y N S
No.	—

	MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	—
a) Method	Electricity
b) Type — Hot Air	Electricity
c) Unit Heaters, Radiators	Electricity
d) Incinerator, Masonry	Electricity
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	—
a) Method	Electricity
b) Type — Sidearm (Internal/External)	Electricity
c) Capacity	gph
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	—
a) AC	DC
b) Voltage	200-480
c) Switchgear, modern	Y N P
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	—
a) Service:	—
b) System:	—
c) Cooling	—
d) Condensing:	—
e) Ductwork: Yes No	—
f) A/C % of building A/C (No. of floors)	—
20. UTILITIES-FRIG/REFRIG. (1, 2, 3, 4, M, X, S)	—
a) DX, Brine, Purch. Brine	—
b) Area	—
c) Condenser —	—
d) City Water, Evaporation, Cooling Tower	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	—
a) Stairs, worn, broken, or sagging	—
b) Railings, loose, missing, broken	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N
b) Walls cracked, broken, or del.	—
c) Ceilings cracked, broken, or del.	—
d) Floors worn, sagging, or del.	—
e) Stairs worn, broken, sagging	—
f) Railings loose, broken, missing	Y N
g) Lighting fixtures present, operable	Y N
h) Panic bars	Y N

	MATL/COND
23. DELIVERY FACILITIES	—
a) Off Street Loading No.	Y N
b) On Street Loading No.	Y N
c) R. R. Siding No.	Y N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)	—
a) Flooring loose, missing, or del.	—
b) Sit. mounds del., out of plumb, or line	—
c) Found, piers, del., or out of line	—
d) Status to Grade	—
e) Walling loose, broken, missing, or del.	—
25. MATERIALS (1, 2, 3, 4, M, X, S)	—
a) Cable	—
b) Freight No.	—
c) Hydrant No.	—
d) Sidewalk No.	—
e) Drive AC DC	—
f) Manually operated	—
g) Semi-automatic	—
h) Automatic	—
i) Elevator(s) enclosed No.	—
j) Empty elevator shaft No.	—
k) Power Source, Purch.	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)	—
a) Sprinklers	—
b) Fire Detectors, Mech.	—
c) Portable Extinguishers	—
d) Standpipes	—
e) Fire Jaws	—
f) Fire Escapes, No.	—
g) Emergency Lights	—
27. PENHOUSE (1, 2, 3, 4, M, X, S)	—
a) Obstructed	Y N
b) Status worn, broken, sagging	—
c) Walls cracked, broken, or del.	—
d) Wind & skylits deteriorated	—
e) Wind & skylits opaque and/or obs.	—
28. ROOF: (1, 2, 3, 4, M, X, S)	—
a) Roof matl. loose, missing, or del.	—
b) Roof sags or out of line	—
c) Chimney(s) del. or out of plumb	—
d) Gutters, downspouts, loose, missing, del.	—
e) Cornices, fascia, loose, missing, del.	—
29. LIVING (1, 2, 3, 4, M, X, S)	—
a) Open	Y N
b) Roof	Y N
c) Garaged	Y N
d) Garage Condition (1, 2, 3, 4, M, X, S)	—

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	64/11
ADDRESS	135-137 Stuart St.
OWNER/AGENT	Saxon Theatre Corp. of America
ALSO KNOWN AS	Union Oyster House

Access was not permitted to the apartments on floors two thru four.

The structure appears to be sound.

The brick chimneys have lost some mortar.

STANDARD

Building Classified by	<u>Francis J. Courroy</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Daniel E. Courroy</u>	<u>4/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/17/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.

PARK PLAZA

BRA BLK. & F.A.R. NO. 393

BUILDING NO 64/11

NUMBER OF FLOORS 5 + BS

ADDRESS 135-137 Stuart Street

OWNER/AGENT Saxon Theatre Corporation of America

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	-	-	-
a) Cracks in base material	1	1	1
b) Base matl. loose, miss., broken	1	1	1
c) Evidence of leaks	2	2	1
3. FLOORS (WD, Conc) %	-	-	-
b) Floor sagging or pitched	2	2	1
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	-	-	-
a) Masonry & Joints — Loose, missing or det.	2	-	2
b) Other	-	-	-
d) Walls out of plumb ; Line ; Loca.	1	-	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	-	-	-
a) Surface loose, broken, or det.	-	-	-
b) Found, det., sinking, out of line	-	-	-
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	-	-	-
d) Floors worn, sagging, or det.	-	-	-
15. BASEMENT (1, 2, 3, 4, M, X, S)	-	-	-
a) Foundation walls deteriorated	1	-	1
b) Cols, piers, loose, missing, det.	1	-	1
d) Framing split, deteriorated	1	-	1
28. ROOF: (1, 2, 3, 4, M, X, S)	-	-	-
a) Roof matl. loose, missing, or det.	2	-	2
b) Roof sags or out of line	2	-	2

Major Defects = 0

Minor Deficiencies

Minor Defects = 0

$$\frac{\text{Score}}{\text{Total}} = \frac{72}{61} = 1.18$$

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & joints — Loose, missing or det.		B	2
b) Other		B	2
c) Thin, loose, missing or det.		B	2
d) Walls out of plumb	Line	B	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Surface loose, broken, or det.			
b) Found, det., sinking, out of line			
10. FOUNDATION OR CANOPY (1, 2, 3, 4, M, X, S)			
a) Foundation		SL	1
b) Is to STAIRS			
c) Additional Express (1, 2, 3, 4, M, X, S)	No. 2		
d) Additional Express (1, 2, 3, 4, M, X, S)			
e) Stairs worn, broken, sagging			
f) Railings, loose, missing, broken			
11. FROM 1ST LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or det.		R-T	1
c) Ceilings cracked, broken, or det.		PL	1
d) Floors worn, sagging, or det.		W.D.	5
e) Stairs worn, broken, sagging		W.D.	5
f) Railings loose, broken, missing		W.D.	5
g) Lighting fixtures present, Operable			
h) Panic Bars			
12. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls, Cracked, broken, or det.		PL	1
c) Ceilings cracked, broken, or det.		PL	1
d) Floors worn, sagging, or det.		W.D.	5
e) Stairs worn, broken, sagging		W.D.	5
f) Railings loose, broken, missing		W.D.	5
g) Lighting fixtures present, operable			
h) Panic Bars			
13. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated			
b) Cols, pier, loose, missing, det.		B	1
c) Ceiling loose, missing, det.		B	1
d) Framing split, deteriorated		W.D.	5
e) Impervious floor, broken, det., missing		W.D.	5
f) Doors, bulkheads, deteriorated		W.D.	5
g) Wind & skyls. deteriorated		W.D.	5
h) Wind & skyls. opaque and/or obst.		W.D.	5
i) Stairs deteriorated		W.D.	5
j) Stairs obstructed		W.D.	5
k) Lighting fix. present, operable		W.D.	5
l) Ceiling properly ventilated		W.D.	5
m) Free of dampness, water		W.D.	5
n) Plumbing, leaks & corrosion		W.D.	5
o) Sump pump & pit		W.D.	5
p) Enclosed boiler room		W.D.	5
q) Boiler room ventilated		W.D.	5
r) Boiler room door metal clad		W.D.	5
s) Boiler room door self closing		W.D.	5
t) Boiler room door self closing		W.D.	5

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) *			
a) Method			
b) Oil, gas, Coal, Purch. Steam			
c) Type — Hot Air			
d) Type — Hot Water			
e) Type — Hot Water			
f) Type — Hot Water			
g) Type — Hot Water			
h) Type — Hot Water			
i) Type — Hot Water			
j) Type — Hot Water			
k) Type — Hot Water			
l) Type — Hot Water			
m) Type — Hot Water			
n) Type — Hot Water			
o) Type — Hot Water			
p) Type — Hot Water			
q) Type — Hot Water			
r) Type — Hot Water			
s) Type — Hot Water			
t) Type — Hot Water			
u) Type — Hot Water			
v) Type — Hot Water			
w) Type — Hot Water			
x) Type — Hot Water			
y) Type — Hot Water			
z) Type — Hot Water			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S) *			
a) Method			
b) Oil, gas, Coal, Purch. Steam			
c) Type — Hot Air			
d) Type — Hot Water			
e) Type — Hot Water			
f) Type — Hot Water			
g) Type — Hot Water			
h) Type — Hot Water			
i) Type — Hot Water			
j) Type — Hot Water			
k) Type — Hot Water			
l) Type — Hot Water			
m) Type — Hot Water			
n) Type — Hot Water			
o) Type — Hot Water			
p) Type — Hot Water			
q) Type — Hot Water			
r) Type — Hot Water			
s) Type — Hot Water			
t) Type — Hot Water			
u) Type — Hot Water			
v) Type — Hot Water			
w) Type — Hot Water			
x) Type — Hot Water			
y) Type — Hot Water			
z) Type — Hot Water			
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Volt			
c) Switchgear, modern			
d) Switchgear, modern			
e) Switchgear, modern			
f) Switchgear, modern			
g) Switchgear, modern			
h) Switchgear, modern			
i) Switchgear, modern			
j) Switchgear, modern			
k) Switchgear, modern			
l) Switchgear, modern			
m) Switchgear, modern			
n) Switchgear, modern			
o) Switchgear, modern			
p) Switchgear, modern			
q) Switchgear, modern			
r) Switchgear, modern			
s) Switchgear, modern			
t) Switchgear, modern			
u) Switchgear, modern			
v) Switchgear, modern			
w) Switchgear, modern			
x) Switchgear, modern			
y) Switchgear, modern			
z) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Service:			
b) Cooling, Bldg & Cooling			
c) Cooling, Bldg & Cooling			
d) Cooling, Bldg & Cooling			
e) Cooling, Bldg & Cooling			
f) Cooling, Bldg & Cooling			
g) Cooling, Bldg & Cooling			
h) Cooling, Bldg & Cooling			
i) Cooling, Bldg & Cooling			
j) Cooling, Bldg & Cooling			
k) Cooling, Bldg & Cooling			
l) Cooling, Bldg & Cooling			
m) Cooling, Bldg & Cooling			
n) Cooling, Bldg & Cooling			
o) Cooling, Bldg & Cooling			
p) Cooling, Bldg & Cooling			
q) Cooling, Bldg & Cooling			
r) Cooling, Bldg & Cooling			
s) Cooling, Bldg & Cooling			
t) Cooling, Bldg & Cooling			
u) Cooling, Bldg & Cooling			
v) Cooling, Bldg & Cooling			
w) Cooling, Bldg & Cooling			
x) Cooling, Bldg & Cooling			
y) Cooling, Bldg & Cooling			
z) Cooling, Bldg & Cooling			
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) DX, Brine, Purch. Brine			
b) Area			
c) Condenser			
d) Condenser			
e) Condenser			
f) Condenser			
g) Condenser			
h) Condenser			
i) Condenser			
j) Condenser			
k) Condenser			
l) Condenser			
m) Condenser			
n) Condenser			
o) Condenser			
p) Condenser			
q) Condenser			
r) Condenser			
s) Condenser			
t) Condenser			
u) Condenser			
v) Condenser			
w) Condenser			
x) Condenser			
y) Condenser			
z) Condenser			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Stairs, worn, broken, or sagging			
c) Stairs, worn, broken, or sagging			
d) Stairs, worn, broken, or sagging			
e) Stairs, worn, broken, or sagging			
f) Stairs, worn, broken, or sagging			
g) Stairs, worn, broken, or sagging			
h) Stairs, worn, broken, or sagging			
i) Stairs, worn, broken, or sagging			
j) Stairs, worn, broken, or sagging			
k) Stairs, worn, broken, or sagging			
l) Stairs, worn, broken, or sagging			
m) Stairs, worn, broken, or sagging			
n) Stairs, worn, broken, or sagging			
o) Stairs, worn, broken, or sagging			
p) Stairs, worn, broken, or sagging			
q) Stairs, worn, broken, or sagging			
r) Stairs, worn, broken, or sagging			
s) Stairs, worn, broken, or sagging			
t) Stairs, worn, broken, or sagging			
u) Stairs, worn, broken, or sagging			
v) Stairs, worn, broken, or sagging			
w) Stairs, worn, broken, or sagging			
x) Stairs, worn, broken, or sagging			
y) Stairs, worn, broken, or sagging			
z) Stairs, worn, broken, or sagging			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

23. DELIVERY FACILITIES			
a) Off Street Loading	No.	Y	N
b) On Street Loading	No.	Y	N
c) R. R. Sidings	No.	Y	N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Floating loose, missing, or det.			
b) Str. mutator det., out of plumb, or line			
c) Found, pits, det., or out of line			
d) Stairs to grade			
e) Tailing loose, broken, missing, or det.			
25. LOADING PLATFORMS (1, 2, 3, 4, M, X, S)			
a) Cable	Typ.		
b) Height	No.	Capacity	
c) Tension	No.	Capacity	
d) Slewlink	No.	Capacity	
e) Drive	AC DC	in Feedhouse	BST
f) Manually operated	No.		
g) Semi-automatic	No.		
h) Automatic	No.		
i) Elevator(s) enclosed	No.		
j) Empty elevator shaft	No.		
k) Power Source, Purch.		Generated	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers	dry wet		
b) Fire Detectors	Manch.	elec.	
c) Portable Extinguishers			Y/N
d) Standpipes			
e) Fire Towers			
f) Fire Escape, No. /	: to Grade, No. lateral, No.		
27. EMERGENCY LIGHTS			
a) Obstructed			
b) Shutters worn, broken, sagging		Y	N
c) Walls cracked, broken, or det.			
d) Wind. & skylights deteriorated			
e) Wind. & skylights opaque and/or obst.			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof mat. loose, missing, or det.			
b) Roof sags or out of line			
c) Chimney(s) det. or out of plumb			*
d) Gutters, downsp., loose, missing, det.			
e) Corners, fascia, loose, missing, det.			
29. PLUMBING (1, 2, 3, 4, M, X, S)			
a) Open	No.	Y	N
b) Roof			
c) Garaged	No.	Y	N
d) Garage Condition (1, 2, 3, 4, M, X, S)			

30. COMMENT

Ref.
Item

* This building comprises a portion of the Union Oyster House (basement, 1st floor) with 4 floors of apartments above, reputedly gutted and refitted about 2 years ago. Access was permitted only to the roof and public corridors and stairs of the apartments.

16, 17 Purchased steam is used in the Union Oyster House while the apartments are all electric with baseboard heating.

19. The apartments are not air-conditioned.

28c. Brick chimneys require repointing.

Apart from maintenance the structure appears to be sound.

Building Surveyed by William J. McKeon Nov 26 1973
Date

Countersigned by David C. Egan 8/12/77
Date

Boston Redevelopment Authority Warren J. Vincent 9/17/73
Project Engineer Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.	PARK PLAZA
BRA BLK. & PAR. NO.	393
BUILDING NO.	63/12
ADDRESS	141-143 Stuart St.
OWNER/AGENT	Saxon Theatre Corp. of America
ALSO KNOWN AS	Union Oyster House

Access to the apartments on floors three and four was denied.

The structure appears sound.

Mortar is missing from between many bricks in the chimney.

STANDARD

Building Classified by	<u>Francis J. Hurry</u>	<u>4/13/73</u>
	Chas. T. Main, Inc.	Date
Countersigned by	<u>Daniel C. Hurry</u>	<u>4/13/73</u>
	Authorized Officer, Chas. T. Main, Inc.	Date
Boston Redevelopment Authority	<u>Warren J. Vincent</u>	<u>4/13/73</u>
	Project Engineer	Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & F.R. NO. 393

BUILDING NO. 63/12

NUMBER OF FLOORS 4 + Bst

ADDRESS 141-143 Stuart Street

OWNER/AGENT Saxon Theatre Corporation of America

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	1	1	1.0
b) Base matl. loose, miss., broken	1	1	1.0
c) Evidence of leaks	3	3	1.0
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	3	3	1.0
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	1	2.0
b) Other			X
d) Walls out of plumb ; Line ; Loca.			1.0
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			3
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			1.0
b) Cols, piers, loose, missing, det.			1.0
d) Framing split, deteriorated			1.0
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			2.0
b) Roof sags or out of line			2.0

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{84}{77} = 1.09 \quad \text{Minor Defects} = 0$$

$$\text{Major Defects} = 0$$

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)			
a) Masonry & Joints — Loose, missing or del.		B	2
b) Other		—	X
c) Trim, loose, missing or del.		—	2
d) Walls out of plumb	Line	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)			
a) Saturated, broken, or del.		—	—
b) Foundation, sinking out of line		—	—
c) Foundation, sinking out of line		—	—
10. FOUNDATION FLOORS			
a) Is it (ST) AL, CT, O)		—	—
b) Additional floors (1, 2, 3, 4, M, X, S)	No.	0	1
c) Stairs worn, broken, sagging		—	X
d) Railings, loose, missing, broken		—	—
11. FLOORING LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Outrigger		—	—
b) Walls cracked, broken, or del.		—	—
c) Ceilings cracked, broken, or del.		—	—
d) Floors worn, sagging, or del.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings, loose, broken, missing		—	—
g) Lighting fixtures present, Operable		—	—
h) Panic Bars		—	—
12. FLOORING LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed		—	—
b) Walls, Cracked, broken, or del.		—	—
c) Ceilings cracked, broken, or del.		—	—
d) Floors worn, sagging, or del.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings, loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		—	—
13. BASEMENT (1, 2, 3, 4, M, X, S)			
a) Foundation walls deteriorated		—	—
b) Walls, cracked, broken, or del.		—	—
c) Ceiling, loose, missing, del.		—	—
d) Framing, split, deteriorated		—	—
e) Impervious floor, broken, del., missing		—	—
f) Doors, windows, deteriorated		—	—
g) Wind & skylights, deteriorated		—	—
h) Wind & skylights, opaque: del./or other		—	—
i) Stairs deteriorated		—	—
j) Stairs obstructed		—	—
k) Lighting fix. present, operable		—	—
l) Cellar properly ventilated		—	—
m) Free of dampness, water		—	—
n) Plumbing, leaks & corrosion		—	—
o) Sump pump & pit		—	—
p) Enclosed boiler room		—	—
q) Boiler room ventilated		—	—
r) Other room door metal clad		—	—
s) Boiler room door self closing		—	—

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) *			
a) Method			
b) Type — Hot Air			
c) Unit Heaters, (forced) (boilers)			
d) Incineration, (burning) (boilers)			
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S) *			
a) Method			
b) Type — (boilers) (boilers)			
c) Capacity			
18. UTILITIES ELECT. UTILITIES (1, 2, 3, 4, M, X, S)			
a) AC			
b) Voltage (120-208-240)			
c) Switchgear, modern			
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)			
a) Type			
b) Service			
c) Cooling			
d) System			
e) Direct Exp., Chilled Water, Purch. Brine			
f) Condenser —			
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)			
a) Type, Brine, Purch. Brine			
b) Area			
c) Condenser —			
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)			
a) Stairs, worn, broken, or sagging			
b) Railings, loose, missing, broken			
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Walls cracked, broken, or del.			
c) Ceilings cracked, broken, or del.			
d) Floors worn, sagging, or del.			
e) Stairs worn, broken, sagging			
f) Railings loose, broken, missing			
g) Lighting fixtures present, operable			
h) Panic bars			

		MATL/COND	
23. DELIVERY FACILITIES			
a) Off Street Loading			
b) On Street Loading			
c) K. It. Siding			
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Flooring, loose, missing, or del.			
b) Sills, mounds, out of plumb, or line			
c) Found, pits, etc., or out of line			
d) Stairs to grade			
e) Railings, loose, broken, missing, or del.			
25. LOADING PLATFORM (1, 2, 3, 4, M, X, S)			
a) Cable			
b) Freight			
c) Power			
d) Drive			
e) Manually operated			
f) Automatic			
g) Elevator(s) enclosed			
h) Tower Source, Purch.			
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)			
a) Sprinklers			
b) Fire Detectors, Mech.			
c) Portable Extinguishers			
d) Standpipes			
e) Fire Towers			
f) Fire Escapes, No.			
27. LIGHTING (1, 2, 3, 4, M, X, S)			
a) Obstructed			
b) Stairs worn, broken, sagging			
c) Walls cracked, broken, or del.			
d) Wind & skylights deteriorated			
e) Wind & skylights opaque and or obstructed			
28. ROOF (1, 2, 3, 4, M, X, S)			
a) Roof, mtl, loose, missing, or del.			
b) Roof, mtl, loose, missing, or del.			
c) Chimney(s) del. or out of plumb			
d) Gutters, downspouts, loose, missing, del.			
e) Cornices, fascia, loose, missing, del.			
29. VENTILATING (1, 2, 3, 4, M, X, S)			
a) Open			
b) Roof			
c) Garaged			
d) Garage Condition (1, 2, 3, 4, M, X, S)			

30. COMMENT

6312

Ref.
Item

* This building comprises a portion of the Union Oyster House (Basement, 1st & 2nd floors) with 2 floors of apartments above, reputedly gutted and refitted about 2 years ago. Access was permitted only to the roof and public corridors and stairs of the apartments.
16, 17 Purchased steam is used in the Union Oyster House where the apartments are all electric with baseboard heating.

19 The apartments are not air-conditioned

28c. The brick chimney requires repointing

Apart from maintenance the structure appears to be sound

Building Surveyed by *W. J. Vincent* Date *Mar 20 1973*

Countersigned by *Don W. Vincent* Date *4/22/73*

Boston Redevelopment Authority
Project Engineer *Wm. J. Vincent* Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & PAR. NO. 393

BUILDING NO. 28/13

ADDRESS

OWNER/AGENT TUFTS NEW ENGLAND MEDICAL CENTER

ALSO KNOWN AS ELIOT STREET GARAGE

Exterior masonry is missing mortar in several areas.

The parapet cap and the flashing are deteriorated in several locations.

Structural repairs are being made under the direction of a firm of engineers.

STANDARD

Building Classified by

Warner J. Vincent

Chas. T. Main, Inc.

Date

4/17/73

Countersigned by

Samuel S. ...

Authorized Officer, Chas. T. Main, Inc.

Date

4/17/73

Boston Redevelopment Authority

Warner J. Vincent
Project Engineer

Date

4/17/73

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO.

PARK PLAZA

BRA BLK. & F.R. NO. 393

BUILDING NO. 28/13

NUMBER OF FLOORS 5 + BST

ADDRESS Eliot Street

OWNER/AGENT Tufts New England Medical Center Hospital

ALSO KNOWN AS Eliot Street Garage

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	12	6	2
b) Base matl. loose, miss., broken	12	6	2
c) Evidence of leaks	12	6	2
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	10	6	1.7
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	2	—	2
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	1	—	1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	—	2
b) Cols, piers, loose, missing, det.	2	—	2
d) Framing split, deteriorated	2	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	1	—	1
b) Roof sags or out of line	1	—	1

Minor Deficiencies

$$\frac{\text{Score}}{\text{Total}} = \frac{180}{101} = 1.78$$

Major Defects = 0

Minor Defects = 0

		MATL/COND
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)		
a) Masonry & Joints — Loose, missing or det. *		2
b) Other		2
c) Trim, loose, missing or det.		2
d) Walls out of plumb		1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)		
a) Sills, loose, broken, or det.		3
b) Footing, det., sinking, out of line		3
c) Abutment, det. OR CANTILEVER (1, 2, 3, 4, M, X, S)		2
10. EXTERIOR LOGGINGS		
a) Is to (S) AL. (T, O)	No.	1
b) Additional Access (1, 2, 3, 4, M, X, S)		1
c) 1. Access L.N.T. STAIRS (1, 2, 3, 4, M, X, S)		1
d) Stairs worn, broken, sagging		1
e) Railings, loose, missing, broken		1
f) FRONT INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		1
a) Obstructed		1
b) Walls cracked, broken, or det.		2
c) Ceilings cracked, broken, or det.		2
d) Floors worn, sagging, or det.		2
e) Stairs worn, broken, sagging		2
f) Railings loose, broken, missing		2
g) Lighting fixtures present, Operable		2
h) Panic Bars		2
11. PLUMBING (1, 2, 3, 4, M, X, S)		
a) Obstructed		2
b) Walls, Cracked, broken, or det.		2
c) Ceilings cracked, broken, or det.		2
d) Floors worn, sagging, or det.		2
e) Stairs worn, broken, sagging		2
f) Railings loose, broken, missing		2
g) Lighting fixtures present, operable		2
h) Panic Bars		2
12. BASHING (1, 2, 3, 4, M, X, S)		
a) Foundation walls deteriorated		2
b) Coils, pipes, loose, missing, det.		2
c) Ceiling loose, missing, det.		2
d) Framing split, deteriorated		2
e) Impervious floor, broken, det., missing		2
f) Doors, bulkheads, deteriorated		2
g) Wind & skylits, deteriorated		2
h) Wind & skylits, opaque and/or obst.		2
i) Stairs deteriorated		2
j) Stairs obstructed		2
k) Lighting fix. present, operable		2
l) Ceiling properly ventilated		2
m) Free of dampness, water		2
n) Plumbing, leaks & corrosion		2
o) Sump pump & pit		2
p) Enclosed boiler room		2
q) Boiler room ventilated		2
r) Boiler room door metal clad		2
s) Boiler room door self closing		2
No.		2

		MATL/COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S) *		
a) Method		
b) Type — Hot Air		2
c) Type — Hot Water		2
d) Type — Steam		2
e) Type — Radiant		2
f) Unit Heaters, Finned Tube, Ducts		2
g) Incinerator, Masonry		2
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		
a) Method		
b) Type — Radiant Internal, Separate		2
c) Capacity		2
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		
a) AC		2
b) Voltage 220-208-480		2
c) Switchgear, modern		2
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		
a) Type		
b) Service: Cooling, Htg & Cooling		2
c) System: Pkr Unit, Central Fan, Fan Coil Unit		2
d) Cooling: Direct Exp, Chilled Water, Purch. Brine		2
e) Condensing: City Water, Cooling Tower, Evap. Cond.		2
f) Ductwork: Yes No		2
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)		
a) DX, Brine, Purch. Brine		2
b) Area		2
c) Condenser —		2
d) City Water, Evaporation, Cooling Tower		2
e) Stairs, worn, broken, or sagging		2
f) Railings, loose, missing, broken		2
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		
a) Stairs, worn, broken, or sagging		2
b) Railings, loose, missing, broken		2
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		
a) Obstructed		2
b) Walls cracked, broken, or det.		2
c) Ceilings cracked, broken, or det.		2
d) Floors worn, sagging, or det.		2
e) Stairs worn, broken, sagging		2
f) Railings loose, broken, missing		2
g) Lighting fixtures present, operable		2
h) Panic Bars		2

		MATL/COND
23. DELIVERY FACILITIES		
a) Off Street Loading No.		2
b) On Street Loading No.		2
c) K. K. Siding No.		2
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Flooring loose, missing, or det.		2
b) Sills, muds det., out of plumb, or line		2
c) Round, piers, det., or out of line		2
d) Stairs to grade		2
e) Tailing loose, broken, missing, or det.		2
25. VENTILATION (1, 2, 3, 4, M, X, S)		
a) Capt. Hyd.		2
b) Fanlight		2
c) Fanlight No.		2
d) Fanlight No.		2
e) Fanlight No.		2
f) Fanlight No.		2
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Fire Protection		2
b) Fire Protection		2
c) Fire Protection		2
d) Fire Protection		2
e) Fire Protection		2
f) Fire Protection		2
27. TENHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed		2
b) Stairs worn, broken, sagging		2
c) Walls cracked, broken, or det.		2
d) Wind & skylits deteriorated		2
e) Wind & skylits opaque and/or obst.		2
28. ROOF (1, 2, 3, 4, M, X, S) *		
a) Roof mat, loose, missing, or det.		2
b) Roof sags or out of line		2
c) Chimney(s) det. or out of plumb		2
d) Gutters, downspouts, loose, missing, det.		2
e) Corning, fascia, loose, missing, det.		2
29. LANDING (1, 2, 3, 4, M, X, S)		
a) Open		2
b) Roof		2
c) Garaged		2
d) Garage Condition (1, 2, 3, 4, M, X, S)		2

30. COMMENT

Ref.
Item

5	toilet rooms from the 2 nd to 5 th floors are imperative and boarded up.
8	Brick facade on the left exterior wall needs repainting and repair.
10	The basement located to 5 th floor have no heating. The first floor office area only is heated by an oil fired boiler located in the boiler room containing two other large and diesel boilers.
12	No sign indicating the capacity is posted in the elevator.
25 Dec	per report and drawing have undergone considerable deterioration of some tractors.
	General: There were indications on the various floors of repairs to the concrete beams and floor drainage systems. In the roof due to drainage problems considerable water damage has occurred resulting in sagging of concrete from the bottom of beams. The number of beams affected is minimal in comparison with the total floor area.
	Tension steel was found exposed at various locations and clearly showed that the placing of the steel during construction did not conform with code requirements. Repairs are being carried out under the direction of Snpas Company of New York and when complete the structure should be in good condition. It is recommended that a close watch be kept on water leakage to minimize damage in the future.
Building Surveyed by	W. J. Vincent Date Mar 19 1973
Countersigned by	W. J. Vincent Date 4/17/73
Boston Redevelopment Authority	Project Engineer

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 29/14

ADDRESS 27-29 Eliot Street

OWNER/AGENT Frank Segalini

ALSO KNOWN AS _____

Basement floor is uneven in some areas with raised portions over buried piping.

There is no fusible link on the fuel supply to the boiler.
The floor drains are uncovered.

The roof gutter is deformed so that it is inoperative at the rear of the building.

STANDARD

Building Classified by _____

Charles Conway
Chas. T. Main, Inc.

7/17/73
Date

Countersigned by _____

David C. Stearns
Authorized Officer, Chas. T. Main, Inc.

4/12/75
Date

Boston Redevelopment Authority _____

Warren J. Vincent
Project Engineer

4/17/73
Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Rick Plaza

BRA BLK. & F.R. NO. 393

BUILDING NO. 29/14

NUMBER OF FLOORS 2 + Bst.

ADDRESS 27-29 Eliot Street

OWNER/AGENT Frank Segalini

ALSO KNOWN AS _____

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)%	—	—	—
a) Cracks in base material	4	2	2
b) Base matl. loose, miss., broken	4	2	2
c) Evidence of leaks	4	3	1.3
3. FLOORS (WD, Conc)%	—	—	—
b) Floor sagging or pitched	7	3	2.3
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.			2
b) Other			—
d) Walls out of plumb ; Line ; Loca.			1
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.			—
b) Found, det., sinking, out of line			—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.			—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated			2
b) Cols, piers, loose, missing, det.			—
d) Framing split, deteriorated			2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.			1
b) Roof sags or out of line			1

$$\text{Minor Deterioration} = \frac{\text{Score}}{\text{Count}} = \frac{103}{59} = 1.75 \quad \text{Major Defects} = 1$$

$$\text{minor Defects} = 0$$

BOSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

FORM CB-2, 1-64

OF

TRA PROJ. NAME & NO.

PARK PLAZA

BUILDING NO.

29/14

27-29

29/14

27-29

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ADDRESS

29/14

27-29

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27-29

27-29

OWNER AGENT

Frank

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

ALSO KNOWN AS

Frank

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

Sego

MATERIAL CODE: (Cont.)

SM

Sheet Metal

STL

Steel

STU

Stone

T

Tile

WD

Wood

T & G

Tan & Gravel

COND CODE:

1

No deficiencies or deterioration

2

Def - det. less than 25%

3

Def - det. 26% to 50%

4

Def - det. Over 50%

M

Makeshift - Inadequate

X

None or not applicable

SL

State

Not seen, inaccessible

AL

Alley

CT

Court

ST

Street

O

Other

S-HST

Substructure

BS

Basement

I-UP

Basement

MEZ

Mezzanine

PH

Penthouse

AT

Attic

It

Right

Left

FR

Front

R

Rear

S

Side

Y

Yes

N

No

Partial

See "Comments"

TYPE STRUCTURE: A S D

Structure Converted: Yes No From

Yes

No

From

Yes

No

From

Yes

No

From

Yes

No

TYPE STRUCTURE: A S D

Structure Converted: Yes No From

Yes

No

From

Yes

No

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Yes

No

From

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No

TYPE STRUCTURE: A S D

Structure Converted: Yes No From

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TYPE STRUCTURE: A S D

Structure Converted: Yes No From

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Yes

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Yes

No

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TYPE STRUCTURE: A S D

Structure Converted: Yes No From

Yes

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Yes

No

	MATL.	COND
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)	-	-
Method	-	-
a) Oil, Gas, Coal, Purch. Steam	-	-
b) Type — Hot Air	-	-
Hot Water	bu/hr	-
Steam	bu/hr	-
c) Line Cols., radiators?	CH 2	-
d) Unit Heaters, Tinned Tube, Boats	CH 2	-
e) Incinerator, Masonry Prefab	-	-
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)	-	-
Method	-	-
n) Oil, Gas, Coal, Purch. Steam	-	-
b) Type — Sidewarm, Internal Separate	/	-
c) Capacity 40 gph 160 °F	-	-
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)	-	-
a) AC DC	-	-
b) Volts 20-200 160	-	-
c) Switchgear, modern	-	-
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)	Y N P	-
Type	-	-
a) Service:	-	-
Cooling Htg & Cooling	2	-
Size 15 Tons	-	-
b) System:	-	-
Pkg Unit Central Fan, Fan Coil Unit	/	-
c) Cooling:	-	-
Direct Expy Chilled Water, Purch. Brine	/	-
Condensate:	-	-
City Water Cooling Tower Evap Cond.	X	-
d) Ductwork: Yes No	SM /	-
Floor Area	-	-
f) % of building A/C (No. of floors)	-	-
20. UTILITIES PRODUCT REFRIG. (1, 2, 3, 4, M, X, S)	-	-
a) DX, Brine, Purch. Brine	-	-
b) Area s.f. Temp ° F	-	-
c) Condenser —	-	-
City Water, Evaporation, Cooling Tower	-	-
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)	-	-
a) Stairs, worn, broken, or sagging	-	-
b) Railings, loose, missing, broken	-	-
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)	-	-
a) Obstructed	Y N	-
b) Walls cracked, broken, or del.	-	-
c) Ceilings cracked, broken, or del.	-	-
d) Floors worn, sagging, or del.	-	-
e) Stairs worn, broken, sagging	-	-
f) Railings loose, broken, missing	-	-
g) Lighting fixtures present, operable	Y N	-
h) Panic bar:	Y N	-

	MATL./COND	
23. DELIVERY FACILITIES		
a) Off Street Loading No.	Y	
b) On Street Loading No.	N	
c) K. R. Siding No.	Y N	
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		
a) Plooting line, missing, or det		
b) Sit. mndrs del., out of plumb, or line		
c) Found, piers, det., or out of line		
d) Status to Grade		
e) Lashing loose, broken, missing, or det.		
a) Cable Hyd.		
b) Freight No.	Capacity	
c) Passenger No.	Capacity	
d) Sidewalk No.	Capacity	
e) Drive AC DC	In Tenhouse	BST
f) Manually operated No.	No.	
g) Semi-automatic No.	No.	
h) Automatic No.	No.	
i) Elevators enclosed No.	No.	
j) Empty elevator shaft No.	No.	
k) Power Source, Furnch	Generated	
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		
a) Sprinklers dry	wet	
b) Fire Detectors, Mech.	Elec.	
c) Portable Extinguishers		N
d) Stairpipes		
e) Fire Towers		
f) Fire Escaper, No.	: to Grade, No.	
g) Fire Escaper, lateral, No.		
F) Emergency Lights		
27. TENTHOUSE (1, 2, 3, 4, M, X, S)		
a) Obstructed	Y N	
b) Stairs worn, broken, sagging		
c) Walls cracked, broken, or del.		
d) Wind & skylits deteriorated		
e) Wind & skylits opaque and/or obst.		
28. ROOF: (1, 2, 3, 4, M, X, S)		
a) Roof matl. loose, missing, or det.		
b) Roof sags or out of line		
c) Chimney(s) del. or out of plumb		
d) Gutters, downspis, loose, misalign, del.	*	
e) Cornice face loose, missing, del.		
a) JAWLING (1, 2, 3, 4, M, X, S)		
a) Open No.	Y N	
b) Roof		
c) Garaged No.	Y N	
d) Garage Condition (1, 2, 3, 4, M, X, S)		

30. COMMENT

Ref.
Item

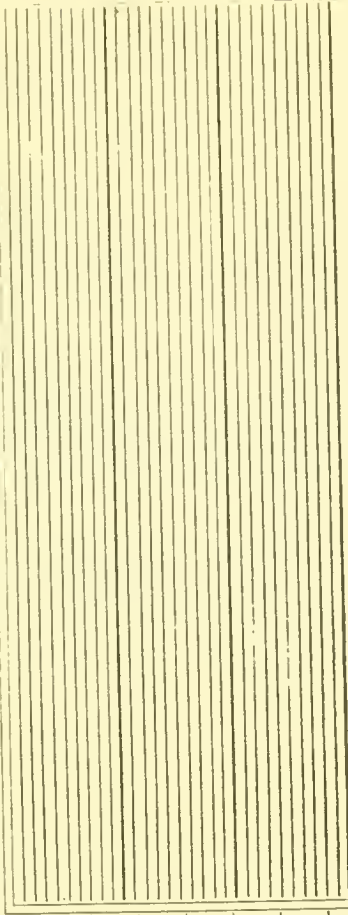
This building is the two story portion of the Hillbilly ranch abutting 8401 S^E garage. Fire gutted the second story which has since had a new roof put on it about 4 years ago. It is just an empty unhabited area.

3(b) Floor is undulating in some areas with raised portions over siping (bowed).

13 These are the two accesses to the dis-used 2nd floor.

15(p) ~~to~~ Could find no feasible link on fuel supply (oil) to boiler, increased floor drains.

28(d) Gutter squashed and inoperative at rear



Building Surveyed by W. W. W. W. McGowan Mar 14 1973
Date

Countersigned by D. J. C. C. 4/22/73
Date

Boston Redevelopment Authority W. W. W. W. 4/17/73
Project Engineer Date

Sketch

MAIN
CHAS. T. MAIN INC.
Engineers

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. Park Plaza

BRA BLK. & PAR. NO. 393

BUILDING NO. 31/15

ADDRESS 26 Carver Street

OWNER/AGENT Frank Segalini

ALSO KNOWN AS Rear Part of Hillbilly Ranch

The sheet metal parapet capping and fascia are in bad condition.
The roof shows evidence of standing water at low points.

Mortar is loose and missing in rear wall which was formerly
a party wall.

DEFICIENT
Building Classified by Francis J. Conroy 4/11/73
Chas. T. Main, Inc. Date

Countersigned by Deirdre E. Conroy 4/13/73
Authorized Officer, Chas. T. Main, Inc. Date

Boston Redevelopment Authority Warren J. Vincent 4/13/73
Project Engineer Date

BOSTON REDEVELOPMENT AUTHORITY

BRA PROJ. NAME & NO. PARK PLAZA

BRA BLK. & F.A.R. NO. 393

BUILDING NO. 31/15

NUMBER OF FLOORS 1 + B.

ADDRESS 26 CARVER ST.

OWNER/AGENT Frank Segalini

ALSO KNOWN AS

	TOTAL CONDITIONS	NUMBER OF FLOORS GRADED	AVERAGE
1. INSIDE WALLS (1, 2, 3, 4, M, X, S) %	—	—	—
a) Cracks in base material	2	1	2
b) Base matl. loose, miss., broken	2	1	2
c) Evidence of leaks	2	2	1
3. FLOORS (WD, Conc) %	—	—	—
b) Floor sagging or pitched	4	2	2
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S)	—	—	—
a) Masonry & Joints — Loose, missing or det.	3	—	3
b) Other	—	—	—
d) Walls out of plumb ; Line ; Loca.	2	—	2
9. FOUNDATIONS EXTERIOR (1, 2, 3, 4, M, X, S)	—	—	—
a) Surface loose, broken, or det.	—	—	—
b) Found, det., sinking, out of line	—	—	—
14. PUBLIC CORRIDORS (1, 2, 3, 4, M, X, S)	—	—	—
d) Floors worn, sagging, or det.	—	—	—
15. BASEMENT (1, 2, 3, 4, M, X, S)	—	—	—
a) Foundation walls deteriorated	2	—	2
b) Cols, piers, loose, missing, det.	—	—	—
d) Framing split, deteriorated	2	—	2
28. ROOF: (1, 2, 3, 4, M, X, S)	—	—	—
a) Roof matl. loose, missing, or det.	2	—	2
b) Roof sags or out of line	2	—	2

Major Defects

= 1

Minor Defects = $\frac{\text{Score}}{\text{Item Count}} = \frac{57}{37} = 1.54$

= 0

JSTON REDEVELOPMENT AUTHORITY

BUILDING EXAMINATION SCHEDULE

OF

BRA PROJ. NAME & NO. PARK PLAZA
WARD NO. DATE 5 3-14-73 A.M. P.M.
BUILDING NO. 393
ADDRESS 26 Cover Street
OWNER/AGENCY Frank Segalini

ALSO KNOWN AS
MATERIAL CODE: (Cont.)
SM - Sheet Metal
STL - Steel
STO - Stone
STU - Stucco
T - Tile
WD - Wood
T & G - Tar & Gravel
CONC - Concrete
CU - Copper
GR - Granite
HAc - Hanging Acoustical
L - Lead
M - Marble
OJ - Open Joist
PL - Plaster
SL - Slat
CONDITION CODE:
1 - No deficiencies or deterioration
2 - Def. - det. less than 25%
3 - Def. - det. 26% to 50%
4 - Def. - det. Over 50%
M - Makeshift - Inadequate
X - None or not applicable
S - Not seen, inaccessible

BUILDING TYPE: Other
OCCUPANCY GROUP: Other
YEAR BUILT: 1973

Floor Location	MATERIAL / CONDITION														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1. INSIDE WALLS (1, 2, 3, 4, M, X, S)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a) Cracks in base material	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
b) Base matl. loose, miss., broken	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
c) Evidence of leaks	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
2. INSIDE CEILINGS (OI, PL, SM, C, HAc, 100% WD)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a) Cracks in base material	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
b) Base matl. loose, miss., broken	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
c) Evidence of leaks	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
3. FLOORS (WD, Conc)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a) Flooding worn, loose, or missing	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
b) Floor sagging or pitched	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
4. WINDOWS (WD, STL, AL)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a) Inoperable or deteriorated	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
b) Wind & Sk. at top and/or obst.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
5. UTILITIES (ILLUMINATING (1, 2, 3, 4, M, X, S))	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a) Fixtures, Modern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
b) Fix., Vented, Currently	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
c) Supply lines	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
d) Dis. in lines	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
6. TOILET ROOMS (1, 2, 3, 4, M, X, S)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a) Walls	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
b) Ceiling	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
c) Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
d) Partitions	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
7. UTILITIES ELECTRICAL (1, 2, 3, 4, M, X, S)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a) Wiring, exposed	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
b) Fixtures, modern	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

Check HERE: No floor number 13 ☒ Subbasement ☒ Crawl Space ☒

		MATL/COND	
8. OUTSIDE WALLS (1, 2, 3, 4, M, X, S) *		—	—
a) Masonry & joints — Loose, missing or det.		0	3
b) Other		—	—
c) Trim, loose, missing or det.		SM	3
d) Walls out of plumb	i Line i Loca.	—	2
9. FOR BALCONIES, EXTERIOR (1, 2, 3, 4, M, X, S)		—	—
a) Sills, eaves, broken, or det.		—	—
b) Ground, det., sinking, out of line		—	—
10. STAIRS, L. OR CANOPY (1, 2, 3, 4, M, X, S)		SM	2
11. L. OR CANOPY		—	—
a) To STAIRS, (1, 2, 3, 4, M, X, S)		WD	1
b) Additional Leases (1, 2, 3, 4, M, X, S)	No. 1	—	—
12. FLOORS, L. STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Slabs worn, broken, sagging		—	—
b) Railings, loose, missing, broken		—	—
13. FROM INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic Bars		Y N	Y N
14. BASEMENT (1, 2, 3, 4, M, X, S)		—	—
a) Foundation walls deteriorated		—	—
b) Cols, piers, loose, missing, det.		—	—
c) Ceiling in sq. missing, det.		—	—
d) Framing split, deteriorated		—	—
e) Impermeable floor, broken, del., missing		—	—
f) Doors, bullheads, deteriorated		—	—
g) Wind & skylits, deteriorated		—	—
h) Wind & skylits opaque and/or obst.		—	—
i) Stairs deteriorated		—	—
j) Stairs obstructed		Y N	Y N
k) Lighting fix. present, operable		Y N	Y N
l) Ceiling properly ventilated		Y N	Y N
m) Free of dampness, water		Y N	Y N
n) Plumbing, leaks & corrosion		Y N	Y N
o) Sump pump & pit		Y N	Y N
p) Enclosed boiler room		Y N	Y N
q) Boiler room ventilated		Y N	Y N
r) Boiler room door metal clad		Y N	Y N
s) Boiler room door self closing		Y N	Y N
No.		—	—

		MATL/COND	
16. UTILITIES HEATING (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) Oil, gas, Coal, Purch. Steam		—	—
c) Type — Hot Air		—	—
d) Hot Water		—	—
e) Unit Heaters, Finned Tube, Ducts		—	—
f) Incinerator, Masonry		—	—
17. UTILITIES HOT WATER (1, 2, 3, 4, M, X, S)		—	—
a) Method		—	—
b) Oil, gas, Coal, Purch. Steam		—	—
c) Type — Sidearm, Internal, Separate		—	—
d) Capacity		—	—
18. PRIMARY ELEC. UTILITIES (1, 2, 3, 4, M, X, S)		—	—
a) AC		—	—
b) Voltage		—	—
c) Switchgear, modern		—	—
19. UTILITIES A/C (1, 2, 3, 4, M, X, S)		—	—
a) Type		—	—
b) Condensing		—	—
c) Cooling		—	—
d) System		—	—
e) Cooling Unit, Central Fan, Fan Coil Unit		—	—
f) Condensing		—	—
g) City Water, Cooling Tower, Evap. Cond.		—	—
h) Ductwork: Yes No		—	—
i) % of building A/C (No. of floors)		—	—
20. UTILITIES PRODUCT REFRI. (1, 2, 3, 4, M, X, S)		—	—
a) DX, Brine, Purch. Brine		—	—
b) Area		—	—
c) Condenser		—	—
d) City Water, Evaporation, Cooling Tower		—	—
21. REAR EXT. STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Stairs, worn, broken, or sagging		—	—
b) Railings loose, missing, broken		—	—
22. REAR INT. LOBBY & STAIRS (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Walls cracked, broken, or det.		—	—
c) Ceilings cracked, broken, or det.		—	—
d) Floors worn, sagging, or det.		—	—
e) Stairs worn, broken, sagging		—	—
f) Railings loose, broken, missing		—	—
g) Lighting fixtures present, operable		—	—
h) Panic bars		Y N	Y N

		MATL/COND	
23. DELIVERY FACILITIES		—	—
a) Off Street Loading	No.	Y N	Y N
b) On Street Loading	No.	Y N	Y N
c) R. R. Siding	No.	Y N	Y N
24. LOADING PLATFORM (1, 2, 3, 4, M, X, S)		—	—
a) Flooding, loose, missing, or det.		—	—
b) Str. members det., out of plumb, or line		—	—
c) Piers, piers, det., or out of line		—	—
d) Stairs to Grade		—	—
e) Railings loose, broken, missing, or det.		—	—
25. LIFTWAYS (1, 2, 3, 4, M, X, S)		—	—
a) Cable		—	—
b) Freight	No.	—	—
c) Passenger	No.	—	—
d) Sidewalk	No.	—	—
e) Drive	AC DC	—	—
f) Manually operated	No.	—	—
g) Semi-automatic	No.	—	—
h) Automatic	No.	—	—
i) Elevator(s) enclosed	No.	—	—
j) Empty elevator shaft No.		—	—
k) Power Source, Purch.		—	—
26. FIRE PROTECTION (1, 2, 3, 4, M, X, S)		—	—
a) Sprinklers	dry	—	—
b) Fire Detectors, Mech.	Elec.	—	—
c) Portable Extinguishers		—	—
d) Standpipes		—	—
e) Fire Towers		—	—
f) Fire Escapes, No.	to grade, No. lateral, No.	—	—
27. PENHOUSE (1, 2, 3, 4, M, X, S)		—	—
a) Obstructed		—	—
b) Stairs worn, broken, sagging		—	—
c) Walls cracked, broken, or det.		—	—
d) Wind & skylits deteriorated		—	—
e) Wind & skylits opaque and/or obst.		—	—
28. ROOF: (1, 2, 3, 4, M, X, S)		—	—
a) Roof mtl, loose, missing, or det.		—	—
b) Roof sags or out of line		—	—
c) Chimney(s) det or out of plumb		—	—
d) Gutters, downspouts, loose, missing, det.		—	—
e) Cornices, gutters loose, missing, det.		—	—
29. PLUMBING (1, 2, 3, 4, M, X, S)		—	—
a) Open	No.	Y N	Y N
b) Roof	No.	Y N	Y N
c) Garaged	No.	Y N	Y N
d) Garage Condition (1, 2, 3, 4, M, X, S)		—	—

This building is the single story portion of the Hillbilly Ranch, on the corner of 2nd and Lincoln St. The rear exterior is the remains of common wall with building since removed because not needed for exterior present condition.

28. Soil is staked in spots with mattresses and brickwork & sandy other materials sheet water carrying and pass in bad condition. Evidence of standing water at low points.

Building Surveyed by	<i>W. W. W. W.</i>	Date	<i>May 14 1973</i>
Countersigned by	<i>D. W. W. W.</i>	Date	<i>5/13/73</i>
Boston Redevelopment Authority	<i>W. W. W. W.</i>	Date	<i>5/13/73</i>

Sketch

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